



Castles

ASKING PRICE

£1,495,000

Lynton Road

Crouch End, N8 8SL

PROPERTY SUMMARY

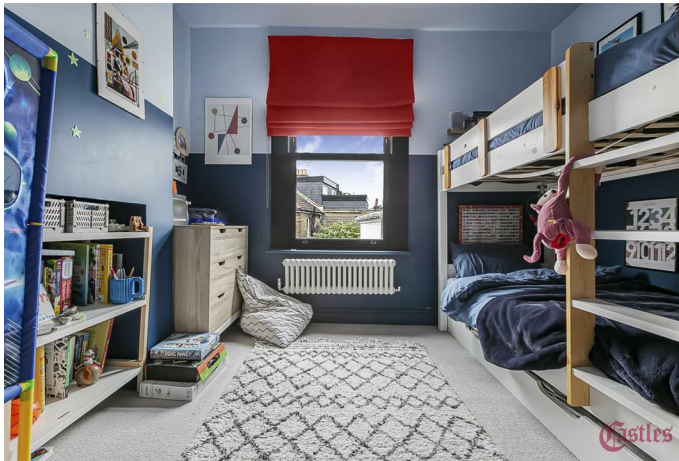
A fabulous opportunity to acquire this beautifully presented and extended three-bedroom period residence, located just moments from the sought-after Broadway in Crouch End, with its excellent array of amenities, alongside Priory Park and in the catchment of excellent local schools.

Exceptionally bright throughout, this charming home offers an ideal blend of period character and contemporary detailing, complemented by an inspiring and well-balanced layout.

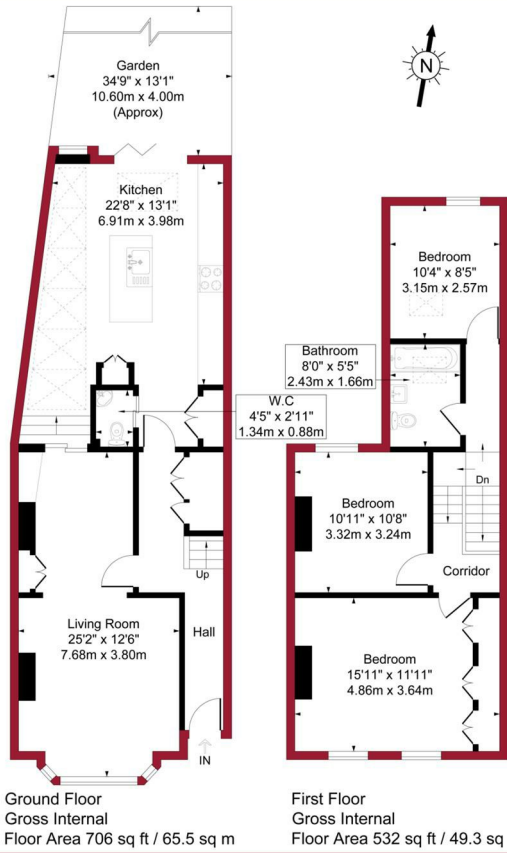
The accommodation further comprises a through-reception room leading to a spacious kitchen/diner and private rear garden, guest WC, and a first-floor family bathroom. The property has been thoughtfully improved by the current owners and provides an ideal living arrangement for the modern family.

Further benefits include part under floor heating and ample loft storage with potential for future expansion, subject to the necessary planning permissions (STPP).

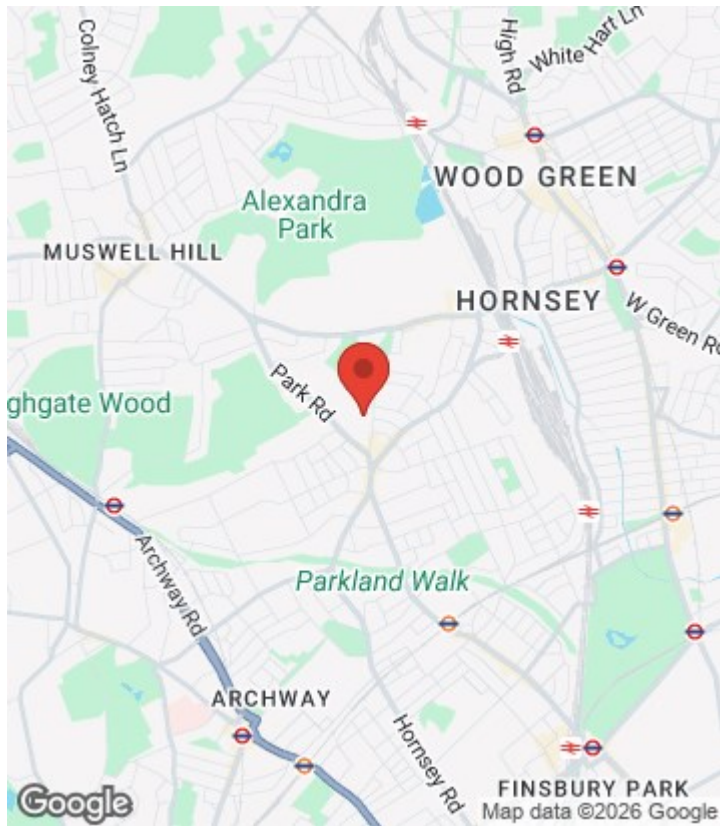
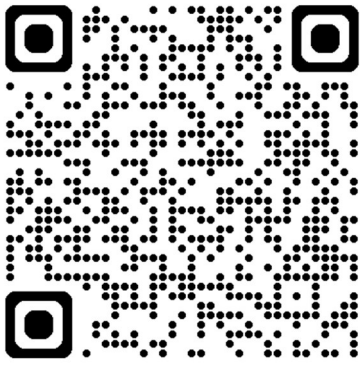




Lynton Road, London, N8 Approximate Gross Internal Area = 1238 sq ft / 114.8 sq m



For a guide to the area please scan this code for more information



House - Terraced
 Freehold
Council: Haringey
Council Tax Band: D

PINK PLAN
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS		OFFICE DETAILS		Energy Efficiency Rating <table border="1"> <thead> <tr> <th>Very energy efficient - lower running costs</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>(92-101) A</td> <td></td> <td></td> </tr> <tr> <td>(81-91) B</td> <td></td> <td></td> </tr> <tr> <td>(69-80) C</td> <td></td> <td>79</td> </tr> <tr> <td>(55-68) D</td> <td>67</td> <td></td> </tr> <tr> <td>(39-54) E</td> <td></td> <td></td> </tr> <tr> <td>(21-38) F</td> <td></td> <td></td> </tr> <tr> <td>(1-20) G</td> <td></td> <td></td> </tr> <tr> <td colspan="2">Not energy efficient - higher running costs</td> <td></td> </tr> </tbody> </table> EU Directive 2002/91/EC England & Wales	Very energy efficient - lower running costs	Current	Potential	(92-101) A			(81-91) B			(69-80) C		79	(55-68) D	67		(39-54) E			(21-38) F			(1-20) G			Not energy efficient - higher running costs		
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