



Castles

ASKING PRICE

£1,100,000

Rathcoole Avenue

Crouch End, N8 9NA

## PROPERTY SUMMARY

Set on a quiet residential turning just off Tottenham Lane, this spacious four-bedroom family home offers an excellent opportunity for full refurbishment and the chance to create a bespoke dream home.

The ground floor features two generous reception rooms, a separate dining room, kitchen, and a downstairs bathroom. The property also benefits from a South-Westerly facing rear garden, providing plenty of natural light and outdoor potential.

Upstairs, the layout comprises four well-proportioned double bedrooms, an additional family bathroom, and ample eaves storage.

Ideally located within easy reach of Hornsey mainline station, offering fast and convenient access into the City, and within walking distance of Crouch End Broadway with its wide range of shops, cafés, and restaurants.

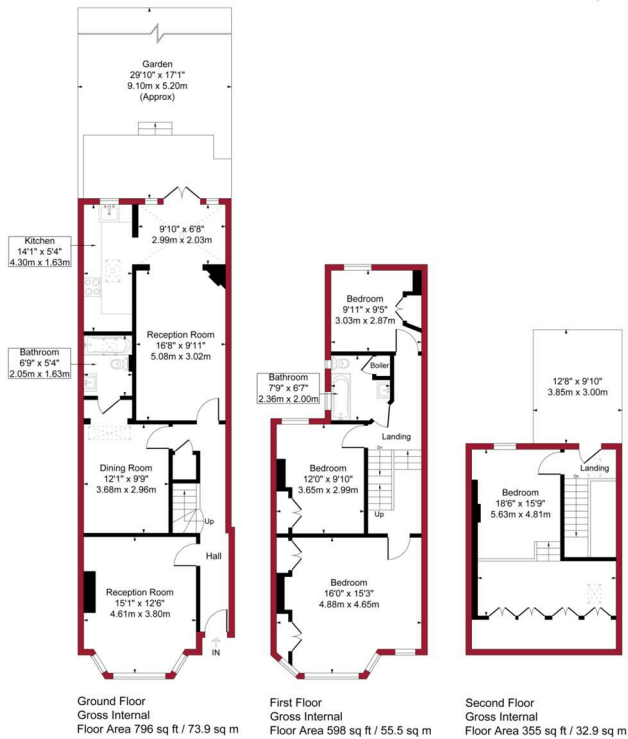
Offered for sale chain free.



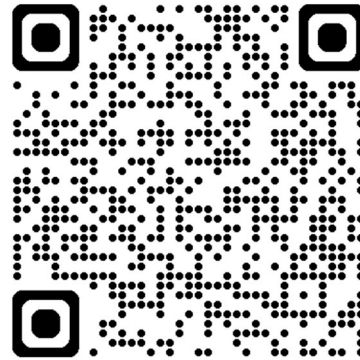


Rathcoole Avenue, London, N8

Approximate Gross Internal Area = 1749 sq ft / 162.3 sq m



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



House - Terraced

Freehold

**Council:** Haringey

**Council Tax Band:** E



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.



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**

12 Topsfield Parade  
Crouch End  
London  
N8 8PR

**OFFICE DETAILS**

020 8348 5515  
crouchend@castles.london  
<https://www.castles.london>

