



Castles

ASKING PRICE

£3,250,000

Coleridge Road

Crouch End, N8 8EH

Castles

PROPERTY SUMMARY

Gracefully positioned on the desirable Highgate side of Crouch End, this magnificent five-bedroom, double-fronted residence perfectly balances period grandeur with sophisticated modern design. Behind its handsome façade lies a home thoughtfully transformed through meticulous renovation - a testament to the owners' care, craftsmanship, and considered planning.

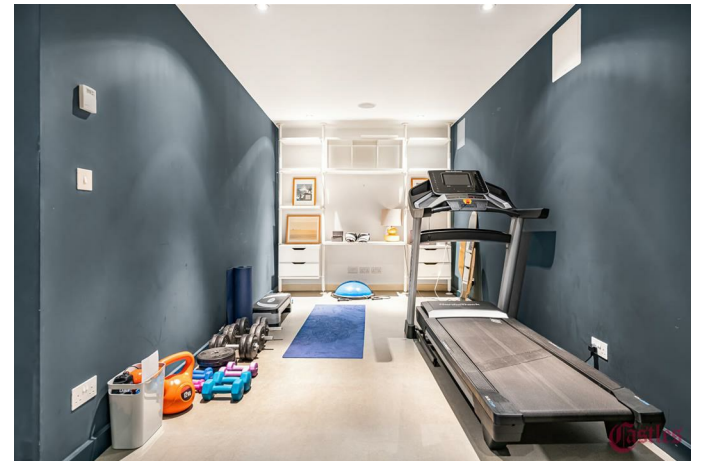
From the moment you arrive, the property impresses with its imposing presence and rare offering of off-street parking for two cars. Step inside, and a sense of calm luxury unfolds. The generous layout flows effortlessly between beautifully appointed living spaces, including a striking open-plan family area that unites kitchen, dining, and reception zones - all opening onto a private, southerly-facing garden, ideal for both entertaining and relaxation.

The master suite offers a true sanctuary, complete with dressing area and elegant en-suite, while additional bedrooms are complemented by a 'Jack and Jill' bathroom and a stylish family bathroom. A front reception, cinema room, gym, utility room, and guest cloakroom ensure every modern comfort is considered.

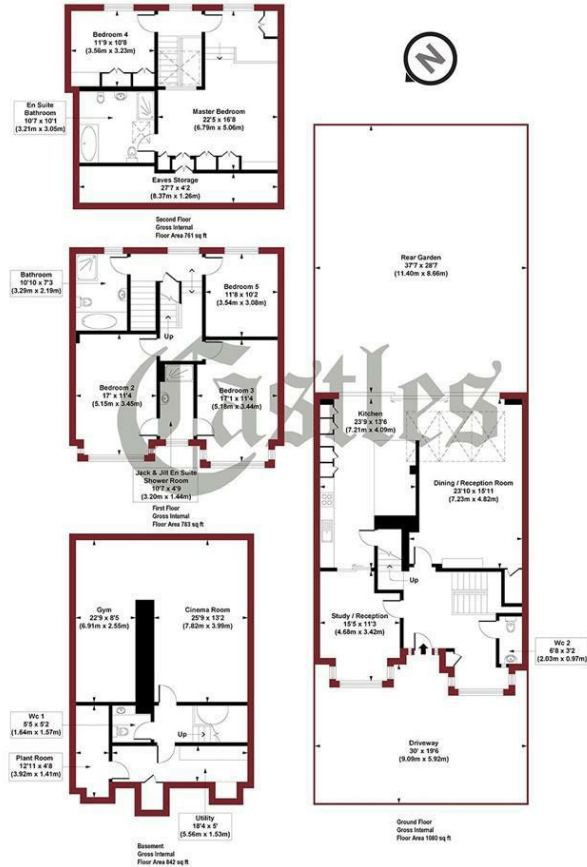
Enhancing the refined atmosphere are thoughtful details throughout - underfloor heating, air conditioning, Lutron lighting, and an advanced internal ventilation system - harmoniously blending innovation with timeless design.

Moments from the vibrant Broadway, Coleridge School, and Highgate underground station, this exceptional home offers an unparalleled lifestyle in one of North London's most sought-after enclaves. A rare opportunity to acquire a residence of true distinction.



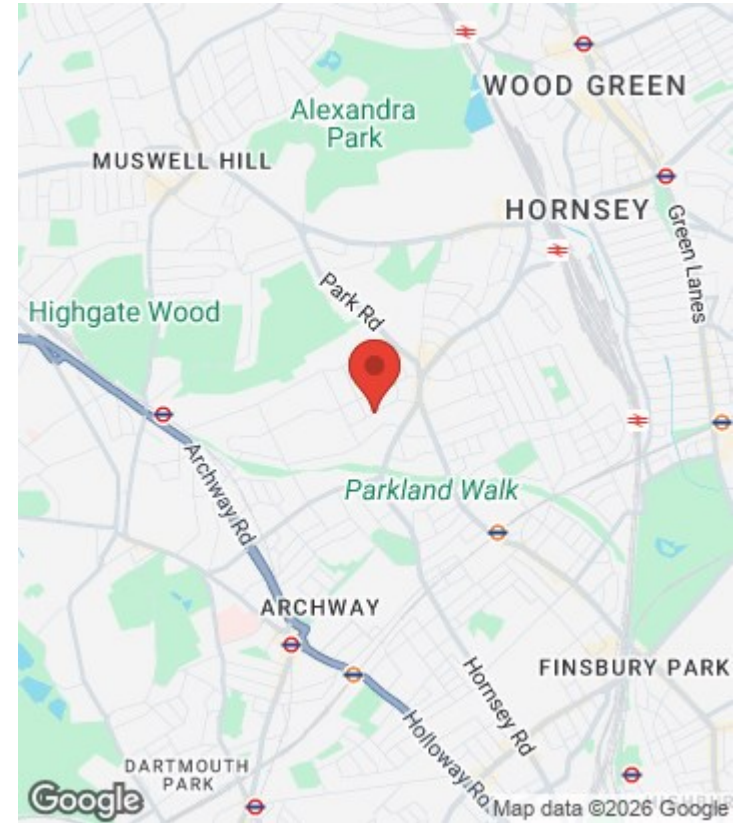
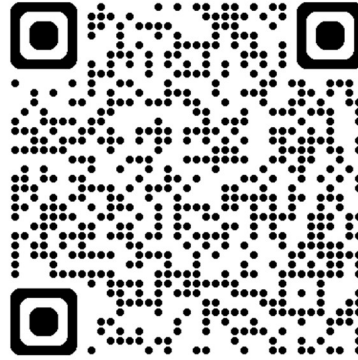


APPROXIMATE GROSS INTERNAL AREA
 322.04 sq m / 3466 sq ft (Including Restricted Height Area & Eaves Storage)
 309.00 sq m / 3326 sq ft (Excluding Restricted Height Area & Eaves Storage)



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

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



House - Semi-Detached
 Freehold
Council: Haringey
Council Tax Band: H

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



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 Crouch End
 London
 N8 8PR

OFFICE DETAILS
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 crouchend@castles.london
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-91m	A		
91-81m	B		
80-69m	C		78
55-48m	D	66	
39-34m	E		
21-38m	F		
1-20m	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			