



ASKING PRICE

£1,575,000 Freehold
Montague Road

Crouch End, N8 9PJ



PROPERTY SUMMARY

A stunning five-bedroom Victorian residence, beautifully presented with sleek, neutral detailing throughout. The property offers well-proportioned and versatile living space, comprising a generous through reception room and well-appointed kitchen/diner leading onto a landscaped rear garden. Further benefits include a dressing room to the principal bedroom, family bathroom, guest cloakroom and top-floor shower room.

Combining period character with contemporary styling, this attractive family home provides spacious and well-balanced living arranged over three floors, with the rear garden offering an ideal extension of the living space.

Ideally positioned on a tranquil residential turning, the property is within easy reach of an excellent array of local amenities and transport links. Hornsey Station is nearby, providing direct services into the City, and Finsbury Park Station offering further excellent connections into Central London. Crouch End Broadway is also within easy reach, offering a superb selection of independent shops, cafés, restaurants and local amenities.

The area is particularly well served by highly regarded schools, including Rokesly School and Weston Park Primary School. For those who enjoy the outdoors, the open green spaces of Priory Park, Alexandra Park and Stationers Park are all within easy reach.

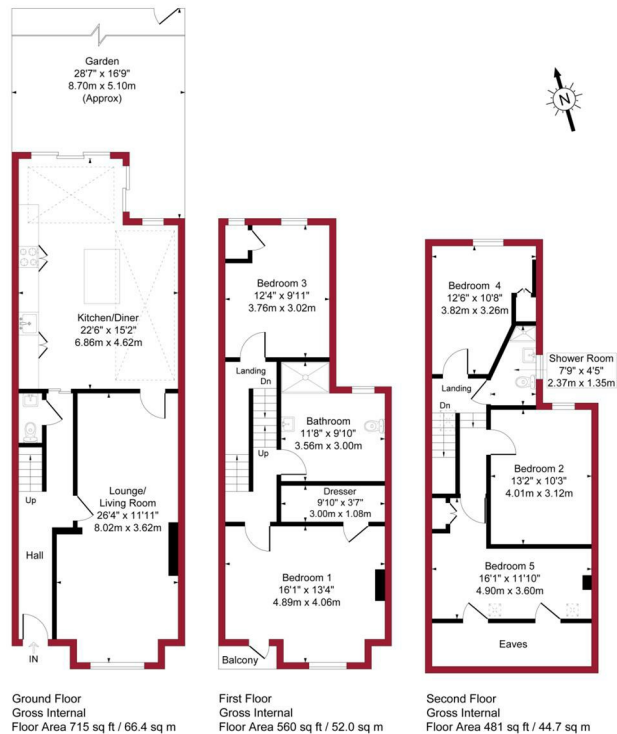
This is an appealing family home combining period character, contemporary presentation, generous accommodation and an enviable North London location.



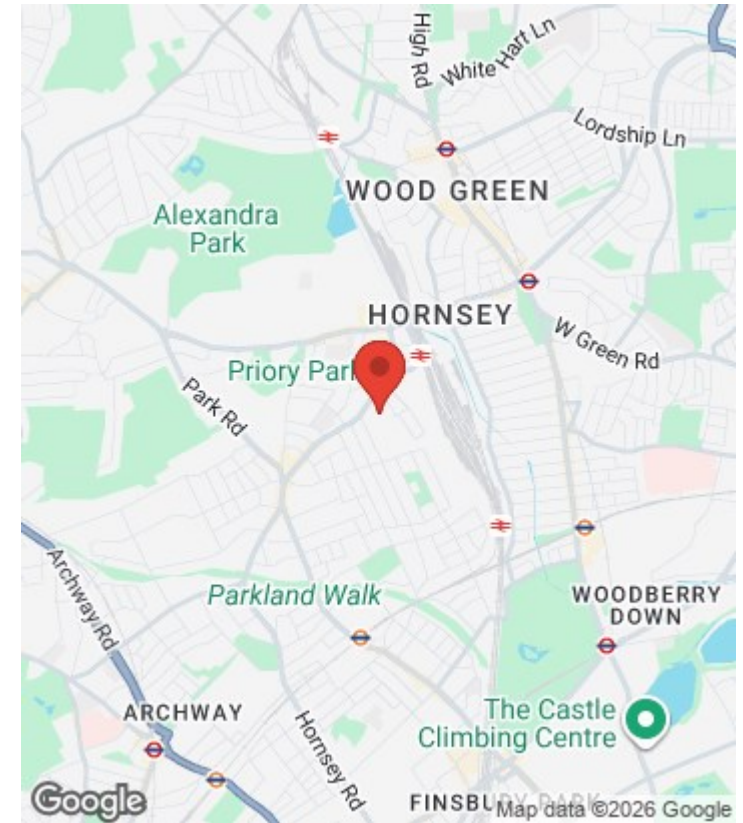
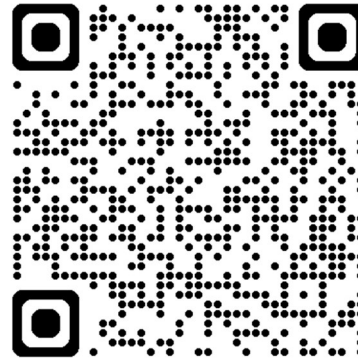


Montague Road, London, N8

Approximate Gross Internal Area = 1756 sq ft / 163.1 sq m



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



House - Terraced

Freehold

Council: Haringey

Council Tax Band: F



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>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(67-91)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			