



ASKING PRICE

£1,450,000

Warner Road

Crouch End, N8 7HD



PROPERTY SUMMARY

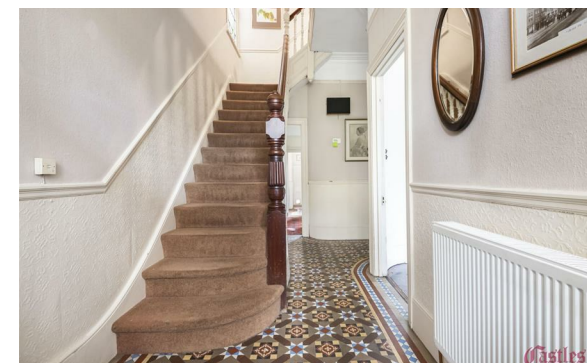
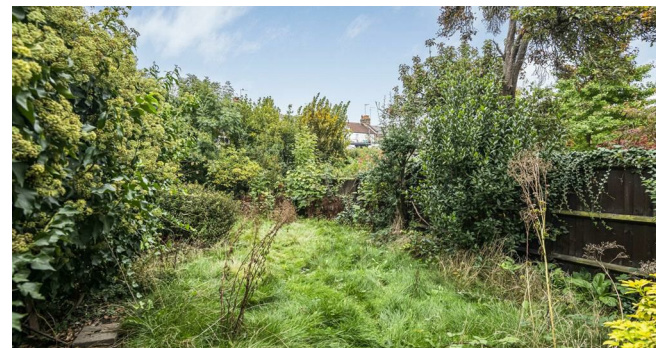
A charming, four-bedroom, end-of-terrace, Edwardian residence, enviably located on a quiet turning between the open green spaces of Alexandra Park and Priory Park.

This characterful home offers generous and versatile accommodation, including two reception rooms, a kitchen/diner, family bathroom, separate W.C., and a private rear garden.

Whilst in need of refurbishment, the property retains a wealth of original period features, presenting an excellent opportunity for buyers to renovate and modernise to their own taste. Additional benefits include side access, and the potential to reconfigure or extend (subject to the necessary planning permissions).

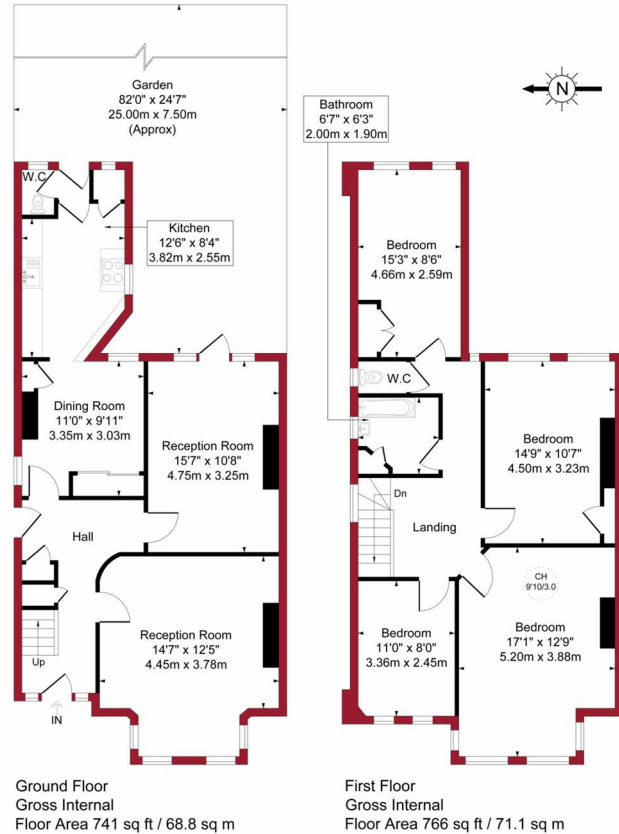
Offered with no onward chain, this is a rare opportunity to create a bespoke family home in a highly sought-after North London neighbourhood, within easy reach of parks, excellent schools, and well-connected transport links.

Local Authority: Haringey.
Council Tax Band: E





Warner Road, London, N8 Approximate Gross Internal Area = 1507 sq ft / 139.9 sq m

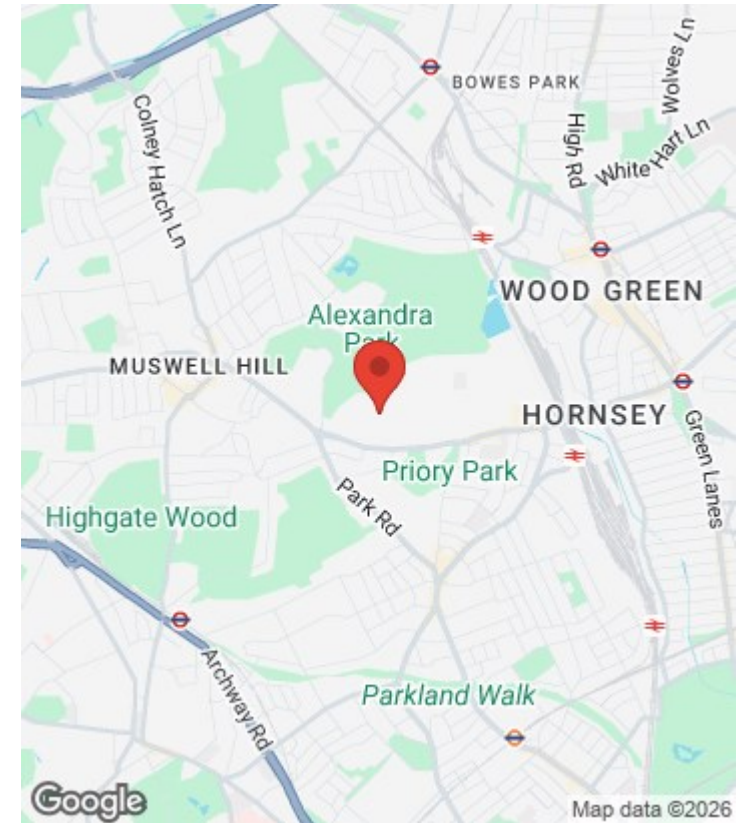
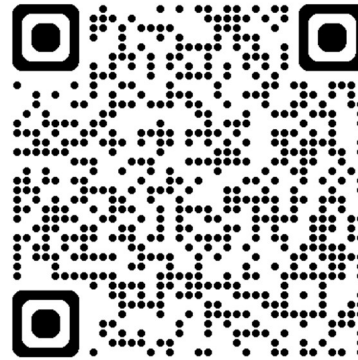


PINK PLAN

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.

Castles

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



House - End Terrace

Freehold

Council: Haringey

Council Tax Band: E

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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OFFICE DETAILS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
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			