



Ferme Park Road | | London | N4 4EB

Guide price £1,200,000

CROWN  
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Elegant and Versatile Home on Ferme Park Road. N4 Guide price £1,200,000 - £1,300,000

Positioned on Ferme Park Road in N4, this spacious period property blends traditional character with adaptable living spaces. The accommodation includes six bedrooms, two en-suite bathrooms, and two additional bathrooms—offering a practical layout suited to a range of needs.

Two reception rooms, a separate dining area, and a well-appointed kitchen provide generous living space throughout. Period features are tastefully preserved, with contemporary touches adding comfort and style.

A private rear garden offers valuable outdoor space, and the property presents scope for future enhancement or reconfiguration (STPP).

Well located for access to local amenities, green spaces, and transport connections, this is a rare opportunity to acquire a substantial home in North London.

- Spacious six-bedroom property arranged over multiple floors
- Two versatile reception rooms, offering flexible living space
- Separate dining area ideal for family meals or entertaining
- Fully fitted kitchen with ample cupboard and worktop space
- Two separate shower rooms and en-suite to a main bedroom
- One en-suite attached to a reception room currently used as a bedroom
- Perfect for family occupation or investment, with potential to extend subject to planning permission (STPP)
- Private rear garden – perfect for outdoor relaxation or entertaining
- Walking distance to Crouch End Broadway with shops, cafes, and restaurants
- Easy access to Finsbury Park Station (Victoria & Piccadilly lines, National Rail)



Crown Group Estates is an RICS-regulated firm providing expert property services, including sales, acquisitions, and valuations. Whether you're buying or selling, our professional guidance ensures a smooth and informed transaction. Speak to our team today to discuss your property needs.



## Reception 1

16'2" x 13'5" (4.94m x 4.10)

Elegant and welcoming reception room with generous natural light, ideal for both entertaining and everyday living.

## Reception 2

19'5" x 12'5" (5.94m x 3.81m )

Spacious and versatile second reception room, perfect for use as a family lounge, dining area, or creative space.

## Kitchen

21'10" x 10'8" (6.68m x 3.27m )

Modern and generously sized kitchen featuring ample workspace and storage, ideal for cooking and entertaining.

## Dining Room

15'6" x 10'8" (4.74m x 3.27m )

Bright and well-proportioned dining room, perfect for family meals and hosting guests in a comfortable setting.

## Garden

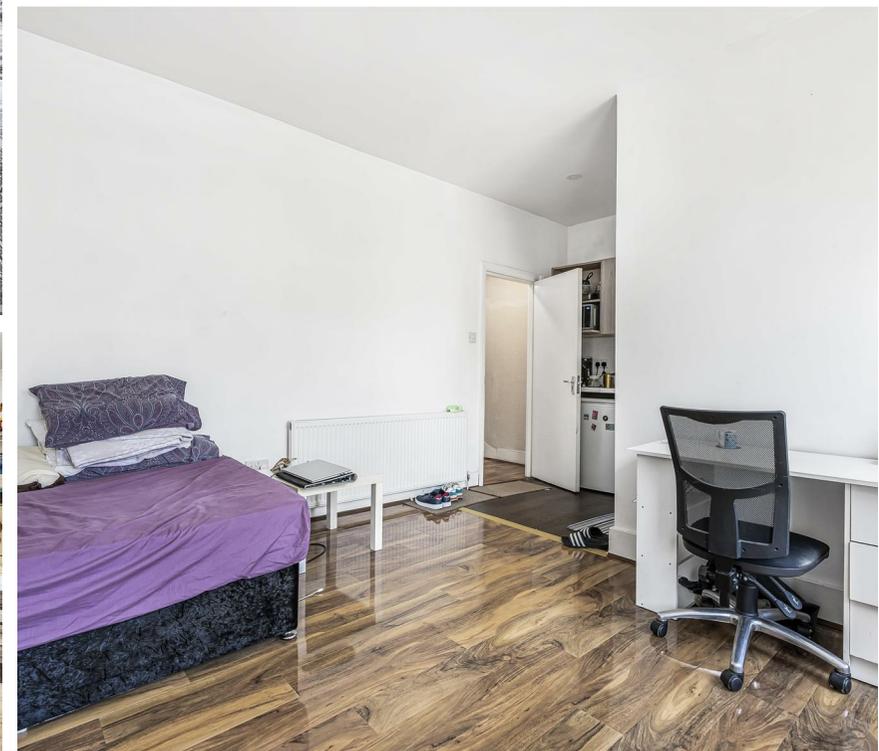
55'9" x 24'9" (17.00m x 7.55m )

Expansive and private garden, offering plenty of space for outdoor dining, relaxation, and family enjoyment.

## Bedroom 1 Ensuite

18'7" x 12'11" (5.67m x 3.96m)

Generously sized principal bedroom with a private ensuite, providing a peaceful retreat and ample space for storage and relaxation.



## Bedroom 2 Ensuite

12'5" x 12'2" (3.81m x 3.72m )

Comfortable and spacious bedroom with a private ensuite, perfect as a guest room, children's room, or additional double.

## Bedroom 3

12'4" x 10'11" (3.77m x 3.33m )

Well-proportioned bedroom with a bright and airy feel, perfect for guests, children, or a home office.

## Bedroom 4

13'5" x 9'7" (4.10m x 2.93m )

Charming and versatile bedroom, ideal for a nursery, study, or compact guest room.

## Bedroom 5

13'3" x 9'5" (4.05m x 2.88m )

Well-sized bedroom offering flexible use as a guest room, study, or hobby space.

## Bedroom 6

12'8" x 12'7" (3.87m x 3.86m)

Spacious and bright sixth bedroom, perfect for a comfortable sleeping area or versatile living space.

## Bathroom

Well-appointed bathroom featuring modern fixtures and a clean, fresh design.

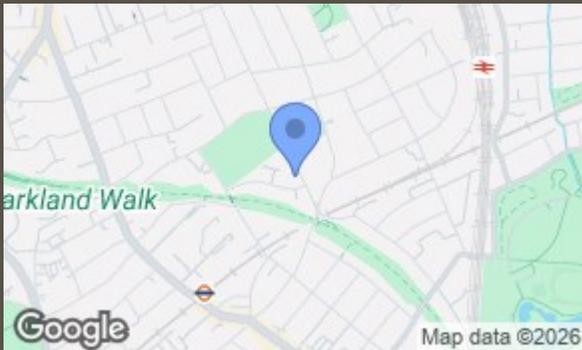
## Bathroom

Includes a convenient second bathroom with modern fixtures



Before committing to a purchase, ensure you know the true condition of the property. We offer RICS Level 2 and Level 3 Surveys, providing expert insight into potential defects and risks. Contact us today to book your survey and buy with confidence.

This property is being marketed by Crown Group Estates, of which the seller is a director/owner.



The property is located on Ferme Park Road, just a short walk from Crouch Hill Station (Overground) and within easy reach of Finsbury Park Station (Victoria & Piccadilly Lines, National Rail). The nearby Crouch End Broadway provides convenient access by car, with street parking available in the surrounding area. Local bus stops on Ferme Park Road and

**Approximate Gross Internal Area 2287 sq ft - 212 sq m**

Ground Floor Area 1144 sq ft – 106 sq m

First Floor Area 672 sq ft – 62 sq m

Second Floor Area 471 sq ft – 44 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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