



Castles

ASKING PRICE

£1,250,000

Tottenham Lane

Crouch End, N8 7EJ

Castles

PROPERTY SUMMARY

120 m2 / 1291 sqft

FINAL PHASE – Now Launched and Ready to move in.
4 Bedroom with Terrace & Garden

Welcome to Dixon Gardens, an exclusive collection of 21 luxury private homes set behind the distinguished historic façade of Hornsey Police Station, a moments' walk to the heart of Crouch End, N8, one of North London's favoured urban Villages.

This boutique gated development blends heritage architecture with modern design, centred around a serene Japanese-inspired communal garden. Designed by acclaimed London architects Archanaeum, Dixon Gardens honours the legacy of John Dixon Butler, renowned for his contributions to London's civic architecture.

Choose from:

- 11 stylish two-bedroom apartments
- 10 elegant four-bedroom private houses

Each home is finished to the highest standards, with exquisite interiors, eco-conscious features including air source heat pumps, MVHR systems and solar PV panels, and thoughtful touches such as:

- Underfloor heating
- Secure video entry & CCTV
- Cycle storage
- 10-year structural warranty + 2-year contractor's warranty

Perfectly located in a sought-after Crouch End postcode, Dixon Gardens offers the ideal mix of neighbourhood charm and urban convenience. Surrounded by excellent schools, popular cafés, independent shops, host of health & fitness facilities and green open spaces, it's also just 20 minutes to Moorgate from nearby Hornsey Station. A network of cycle routes adds to the area's appeal for commuters and leisure cyclists alike.

Don't miss your chance to be part of this exceptional new community.

Service Charge: £1,315.00 per annum





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



DIXON
GARDENS
N8

N° 19
4 Bedroom House
Internal Area (NIA) 120m² / 1291 sq. ft.

Kitchen / Living Area	9.5m x 5.1m	37'2" x 16'9"
Bedroom 1	4.3m x 2.9m	15'9" x 9'6"
Bedroom 2	4.1m x 2.8m	15'4" x 9'1"
Bedroom / Study	3.6m x 2.1m	11'7" x 7'
Bedroom 4	5.1m x 4.3m	16'9" x 15'5"
Ensuite	1m x 2.4m	3'3" x 7'9"
Bathroom	2.3m x 2.3m	6'8" x 7'4"
Cloakroom	0.9m x 1.7m	2'8" x 5'4"
Terrace	1.9m ²	20.4 sq. ft.
Garden	26.5m ²	286 sq. ft.



FLOOR PLANS & CGIs
Floor plans are intended to give a general indication of the proposed floor layout and refer to approximate measurements only and are subject to changes. Photos, computer generated images (CGI) and drawings contained in this website are indicative only. Local maps and illustrations of the site are not to scale, landscaping gradients and street furniture may differ to what is shown and should not be relied upon as depicting the final as built development or apartment. All sales remain subject to contract.



DIXON GARDENS N8



House

Freehold

Council:

Council Tax Band: New Build

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a

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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