



ASKING PRICE

£1,600,000 Freehold
Tivoli Road

London, N8 8RE



PROPERTY SUMMARY

An attractive four-bedroom period house, offering generous family accommodation, a private rear garden and excellent scope to further expand, subject to the necessary planning permissions and consents.

Ideally situated on the sought-after Tivoli Road in Crouch End, this appealing period home combines character, well-proportioned accommodation, and exciting potential for the future. Retaining the charm and character of its period origins, the property provides a welcoming home ready to enjoy, with the added advantage of scope for further enlargement to suit individual requirements.

The ground floor comprises two separate reception rooms, offering excellent flexibility for family living, entertaining and working from home, together with a spacious kitchen/diner providing an ideal setting for everyday family life. A guest cloakroom adds further convenience.

Arranged over the upper floors are four bedrooms and a family bathroom, providing comfortable and practical accommodation for growing families. To the rear, a private garden offers valuable outdoor space for relaxing, entertaining and al fresco dining.

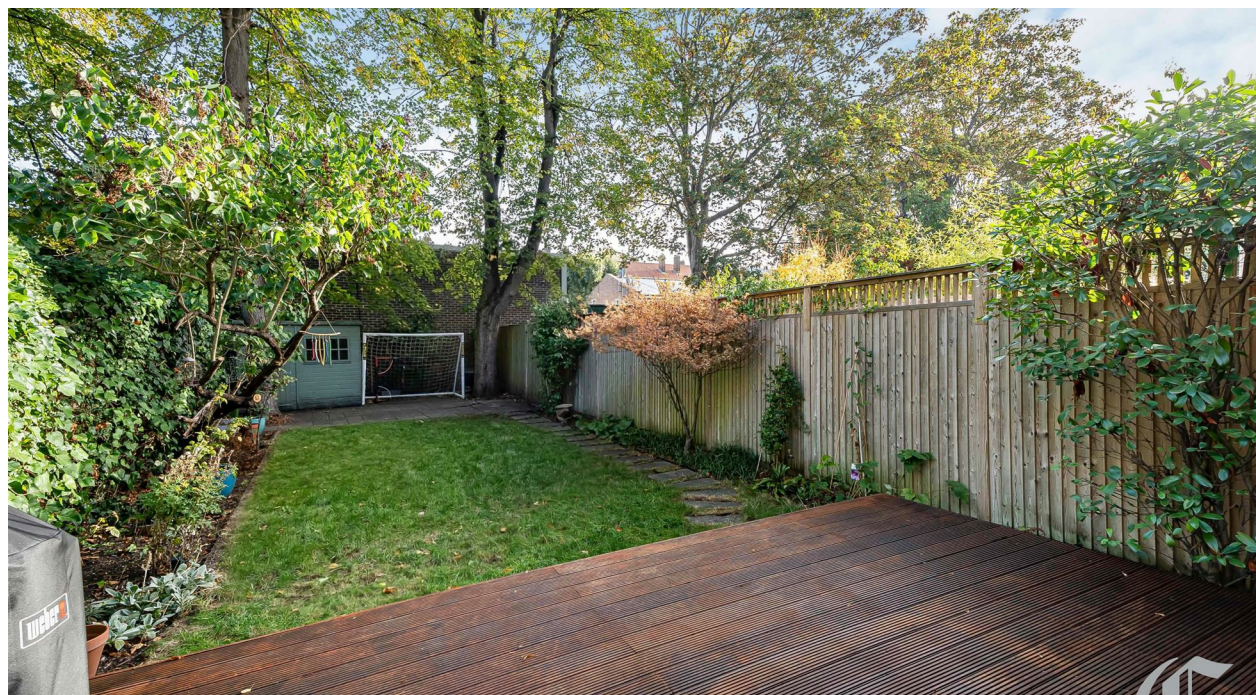
A particular attraction is the scope to further extend the property, subject to the necessary planning permissions and building regulations, presenting an excellent opportunity to create an even more substantial family home while retaining its period charm.

Tivoli Road is ideally placed for the vibrant Crouch End Broadway, renowned for its excellent selection of independent shops, cafés, restaurants, supermarkets, and everyday amenities. The area is particularly popular with families, thanks to its strong community atmosphere and choice of well-regarded local schools, including Coleridge Primary School and Rokesly schools, alongside further primary and secondary options in the surrounding area.

For outdoor enthusiasts, Priory and Alexandra Parks and Queens Wood are both within easy reach, offering attractive green spaces, recreational facilities, and pleasant walking routes.

Transport connections are provided by local bus services linking Crouch End with Finsbury Park, Archway, Highgate, and surrounding areas, where Underground and rail services offer connections into central London and beyond.

Combining four-bedroom accommodation, two reception rooms, a kitchen/diner, a private rear garden, and exciting potential to extend, this is an excellent opportunity to acquire a well-maintained period home in one of North London's premier urban villages.





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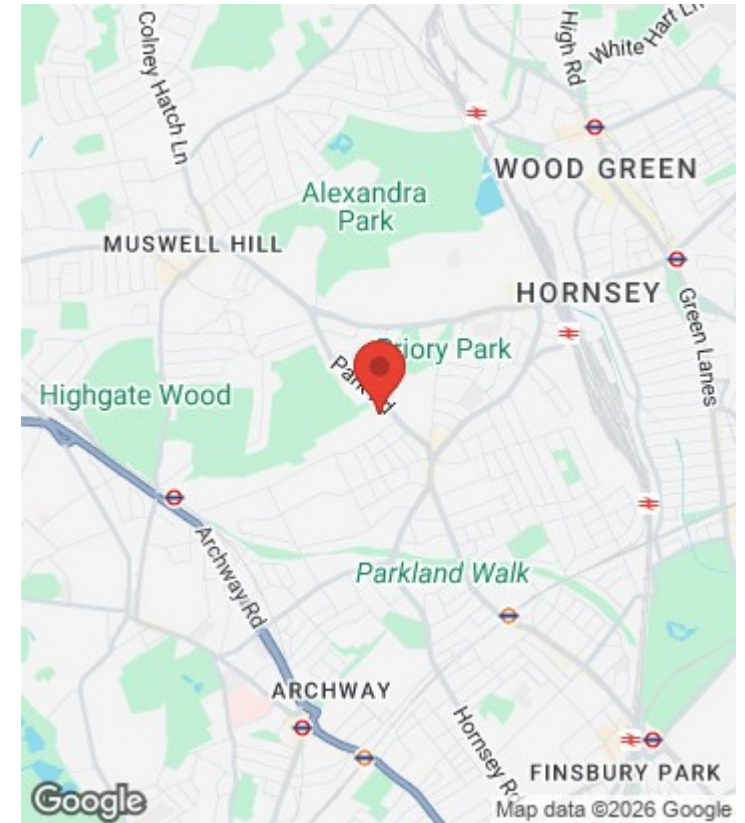
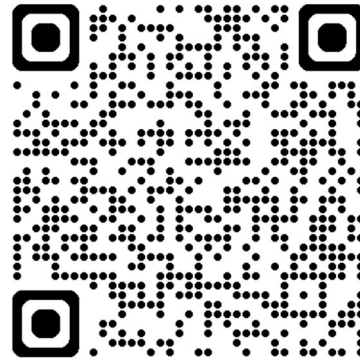
Approximate Gross Internal Area = 1632 sq ft / 151.5 sq m



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.



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



House - Terraced

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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