

Castles



ASKING PRICE

£2,850,000

Whitehall Park

London, N19 3TN

Castles

PROPERTY SUMMARY

A rare opportunity to acquire this magnificent Victorian residence extending to approximately 3,784 sq ft (351.4 sq m), offering beautifully appointed accommodation arranged over five floors. Combining elegant period character with exceptional family living space, this outstanding home provides a superb balance of formal entertaining areas and contemporary open-plan living.

The ground floor features an elegant front reception room with attractive period detailing, together with a separate study, ideal for home working. To the rear, an impressive open-plan kitchen, dining and family room forms the heart of the home, providing an exceptional space for everyday living and entertaining, with direct access to the private landscaped garden.

The lower ground floor benefits from an additional front entrance and offers a highly versatile range of accommodation, including a cinema room, gym, guest bedroom, shower room and extensive storage, making it ideal for guests, independent family members or ancillary accommodation.

The upper floors provide superb family accommodation, centred around a luxurious principal bedroom suite complete with dressing room and en-suite shower. Four further well-proportioned bedrooms are complemented by a family bathroom and a dedicated children's play area.

A particular highlight of this exceptional home is the stunning roof terrace, enjoying far-reaching views towards the city skyline and providing an ideal setting for outdoor entertaining and relaxation.

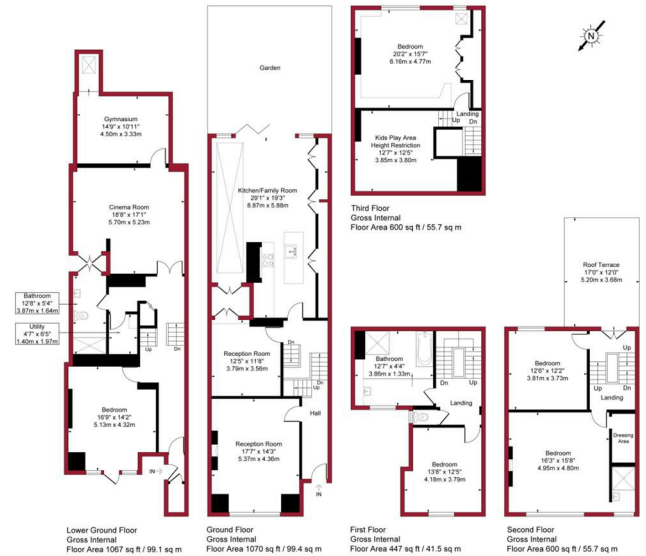
Situated within the highly sought-after Whitehall Conservation Area, the property enjoys a prime position close to an excellent selection of local amenities, highly regarded schools, green open spaces and convenient transport connections.

Offered to the market with no onward chain, this is a truly exceptional family home and early viewing is strongly recommended.

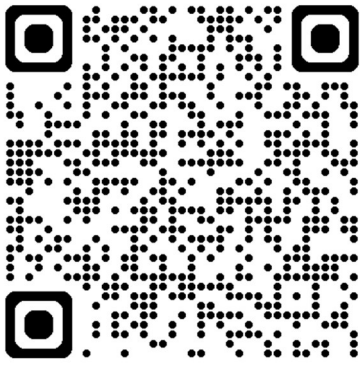




Whitehall Park, London, N19 Approximate Gross Internal Area = 3784 sq ft / 351.4 sq m



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



House - Terraced
Freehold
Council: Islington
Council Tax Band: G

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.

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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



<p>OFFICE ADDRESS 12 Topsfield Parade Crouch End London N8 8PR</p>	<p>OFFICE DETAILS 020 8348 5515 crouchend@castles.london https://www.castles.london</p>	<table border="1"> <thead> <tr> <th colspan="2">Energy Efficiency Rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td colspan="4">Very energy efficient - lower running costs</td> </tr> <tr> <td>(92-101)</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>(81-91)</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>(69-80)</td> <td>C</td> <td>73</td> <td>80</td> </tr> <tr> <td>(55-68)</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>(39-54)</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>(21-38)</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>(1-20)</td> <td>G</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Not energy efficient - higher running costs</td> </tr> <tr> <td colspan="2">England & Wales</td> <td colspan="2">EU Directive 2002/91/EC</td> </tr> </tbody> </table>	Energy Efficiency Rating		Current	Potential	Very energy efficient - lower running costs				(92-101)	A			(81-91)	B			(69-80)	C	73	80	(55-68)	D			(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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