

ASKING PRICE

£4,500,000 Freehold
Coolhurst Road

Crouch End, N8 8EL

COLERIDGE ROAD

PROPERTY SUMMARY

A truly special Victorian family home of remarkable scale and presence, this exceptional five-bedroom detached residence has been thoughtfully reconstructed to create a beautiful balance of contemporary elegance and character, offering an environment designed for modern family life, entertaining, and everyday comfort.

Arranged over multiple levels and extending to approximately 4,500 sq ft, the house unfolds with a sense of space and light throughout. A welcoming private front reception offers a peaceful retreat, while to the rear a striking open-plan, split-level family hub brings together a bespoke kitchen, dining and living space — the natural heart of the home — opening seamlessly onto a private terrace and an expansive rear garden of approximately 3,000 sq ft, ideal for both relaxed family living and summer entertaining.

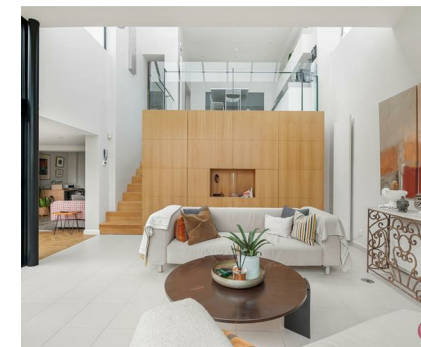
The principal suite is a calm and luxurious sanctuary, complete with a dressing area and en-suite bathroom. Three further bathrooms serve the upper floors, while the lower-ground guest suite provides excellent flexibility, lending itself perfectly to use as a self-contained granny annexe, guest accommodation or private workspace with its own front entrance.

Additional features include two study rooms for home working, a utility room, boot room, gym/games/cinema room, generous storage throughout, part underfloor heating, rear off-street parking with shed, and a grand entrance hallway with an imposing open staircase that sets the tone from the moment you arrive.

Set on a highly regarded turning on the Highgate periphery, the property enjoys a superb lifestyle location — moments from the vibrant cafés, shops and amenities of Crouch End Broadway, within easy walking distance of Highgate Underground Station (Northern Line), Coolhurst Tennis & Squash Club, and surrounded by some of North London's most sought-after state and private schools, including Coleridge, Channing and Highgate.

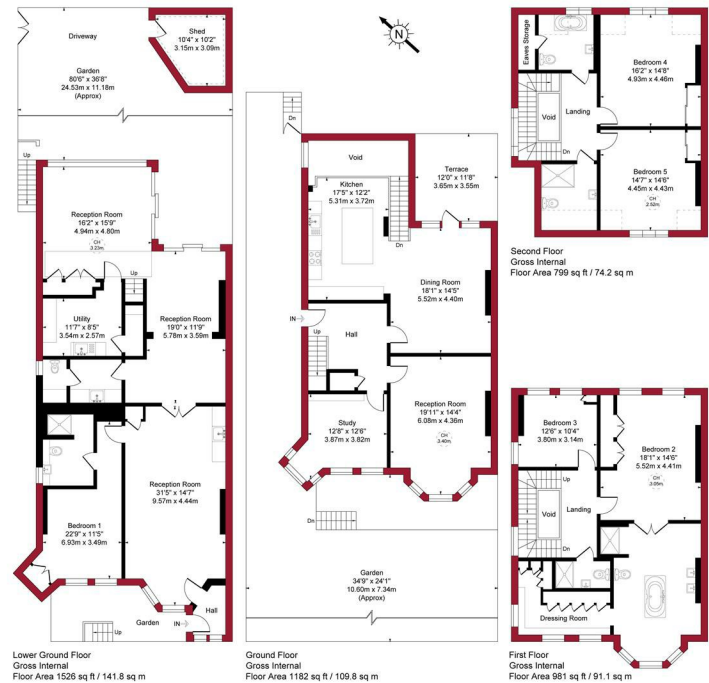
A home of rare quality and versatility, best appreciated in person.

Early viewing is highly recommended.

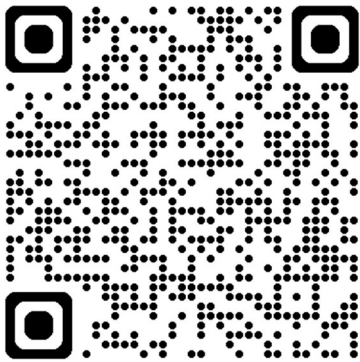




Coolhurst Road, London, N8 Approximate Gross Internal Area = 4488 sq ft / 416.94 sq m



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



House
Freehold
Council: Haringey
Council Tax Band: H

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



OFFICE ADDRESS
12 Topsfield Parade
Crouch End
London
N8 8PR

OFFICE DETAILS
020 8348 5515
crouchend@castles.london
<https://www.castles.london>

