



Castles

**Palace Road, N8**

Offers in Excess of £1,000,000

Leasehold

Castles



## Palace Road, N8

\*\*\*OFFERS £1,000,000 - £1,100,000\*\*\*

An exquisite, architecturally designed, two-double-bedroom, garden conversion with own front door and landscaped rear garden with irrigation system and garden studio.

Measuring circa 1309 sqft/122 sqm (including garden studio and basement), this enviable residence benefits from an array of luxurious features, including under-floor heating, sound installation, Lusso Stone bathroom, Philips Hue lighting, built-in Sonos speaker system, log burners and real wood floors throughout. Further comprising spacious Miele kitchen, dining and reception, garden via ultra-thin framed bi-fold doors, garden studio and storage cellar.

Ideally positioned within a moments' walk of Priory Park and Crouch End Broadway.

An early viewing is highly recommended for this truly magnificent home.

Local Authority: *Haringey*  
Council Tax band: *C*

Lease: *92 years*  
Current Service/Maintenance Charge:  
*Ad-hoc*  
Ground Rent: *£10.00 per annum*

EPC Rating: *C*  
Current: *69/C* Potential: *75/C*

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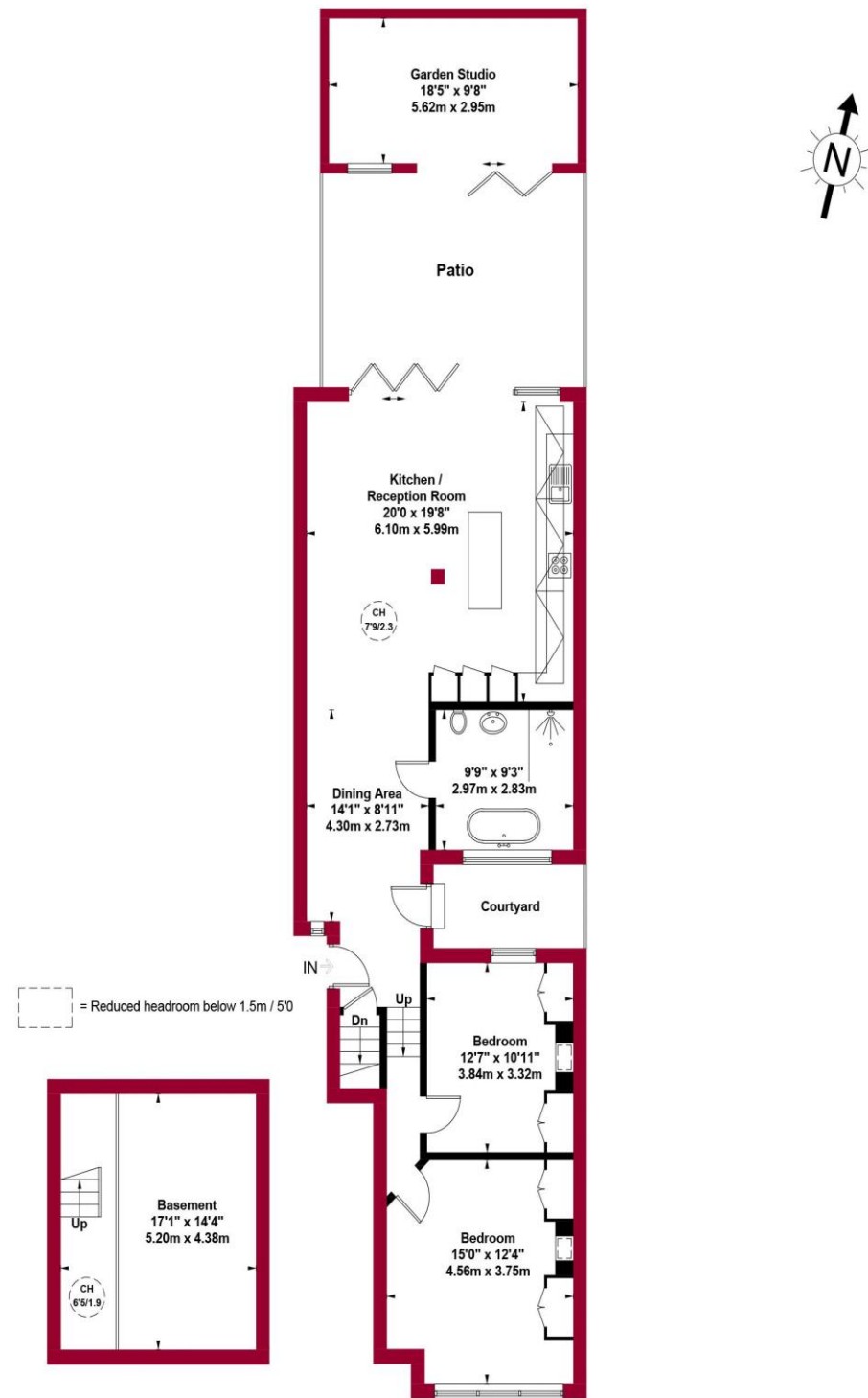
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Approximate Gross Internal Area = 1309 sq ft / 121.6 sq m

Restricted Height = 4 sq ft / 0.4 sq m

Basement = 70 sq ft / 6.5 sq m

Garden Studio = 178 sq ft / 16.5 sq m



**Basement**  
Gross Internal  
Floor Area 70 sq ft / 6.5 sq m

**Ground Floor**  
Gross Internal  
Floor Area 1061 sq ft / 98.6 sq m

## An overview of Crouch End

Situated in a valley, Crouch End is overlooked by nearby Muswell Hill, Highgate and Alexandra Palace. The leafy and hilly surroundings enhance the village feel. A vast array of character period properties are progressively being combined with modern high specification developments. With its diverse independent retailers and high street stores accompanied with good schools and parks this bohemian and vibrant location ensures Crouch End remains a desirable place to reside. Packed with lots to see and do with great feeling of community spirit. The area is dominated by a vibrant 'Village' with the landmark Clock tower at the centre of attraction with a fine range of independent retailers, coffee shops, bars and restaurants, while there is a distinct open feel to the area, owing to a large number of green spaces including Parkland walk.

## History

Once a medieval route from London to the north of England, Crouch End, which was governed as part of Hornsey, was a mainly wooded area containing farms and villas, including Crouch Hall, built in the 17<sup>th</sup> century at the intersection of what came to be known as Crouch End. The area changed rapidly in the late 18<sup>th</sup> century from a largely rural area to a prosperous middle-class suburb, due to a sharp rise in professionals, including clerical workers moving to the area looking to commute into the city, thanks to the development of the railway in the area. Many of the old houses were demolished and replaced with housing aimed at the middle-class.

## Housing Stock

With its vast array of both Edwardian and Victorian properties and the progressive emergence of modern high specification developments, Crouch End attracts many different types of property buyers and tenants, from professionals and families to first-time buyers and students. It is also very popular with buy-to-let investors. Property prices and rents reflect the predominately affluent area.

## Shopping, food and drink

Crouch End offers an amazing array of shops, services, restaurants, bars and cafes, with a perfect blend of old and new. Shops on the Broadway include upmarket restaurants and supermarkets as well as numerous cafes and bars spilling out onto the pavements. There is also a long-standing baker, Dunn's, as well as two butchers, a fishmonger and a greengrocer. Whether one is looking for traditional English grub or somewhere that serves something a little more exotic, there is no shortage of gastropubs, elegant restaurants, wine bars and pubs to suit all tastes.

## Recreational Grounds & Amenities

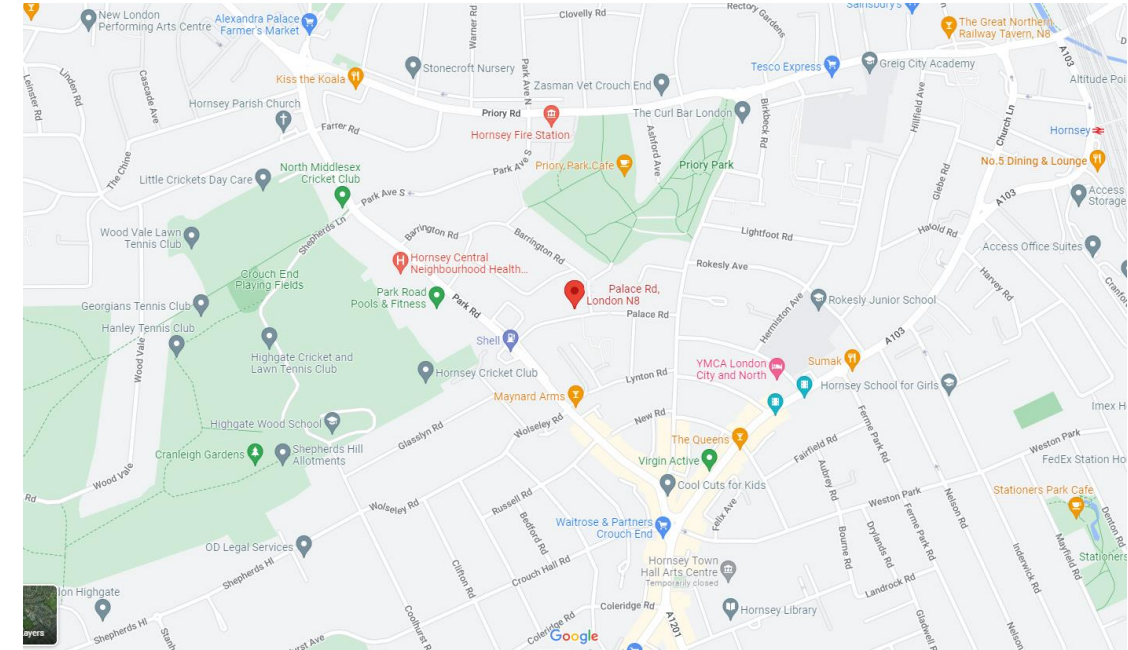
There are plenty of open green spaces in and around Crouch End, including Highgate Woods to the west, with Queen's Wood adjacent. Additionally, Alexandra Park is to the north of Crouch End, with Finsbury Park to the south. These two parks are connected by 'The Parkland Walk', a former railway line. Other parks in the area include Stationers Park and Priory Park. In addition there are a number of fitness centres, Tennis & Cricket clubs and Park Road swimming pool.

## Emergency services

Crouch End is considered a safe neighbourhood. It is served by Highgate Police Station on Archway Road and Muswell Hill Police Station on Fortis Green. Hornsey Fire Station is located in Priory Road. There are a number of GP & Dental practices including The Christchurch Hall Surgery, Allenson House Medical Centre and The Beaumont Practice. The nearest hospital is The Whittington & University College Hospital.

## Transportation

There are plenty of transport options in and around Crouch End. The nearest Tube and train stations are Highgate (Northern Line, Zone 3), Finsbury Park (Overground, Piccadilly & Victoria, Zone 2), Crouch Hill (Overground, Zone 3), Hornsey (Overground, Zone 3), Haringey (Overground, Zone 3) and Archway (Northern Line, Zone 2/3). Buses and night buses, including the 41, 91, 210, W3, W5, W7, N41 and N91, provide a good service to other parts of London.



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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

