

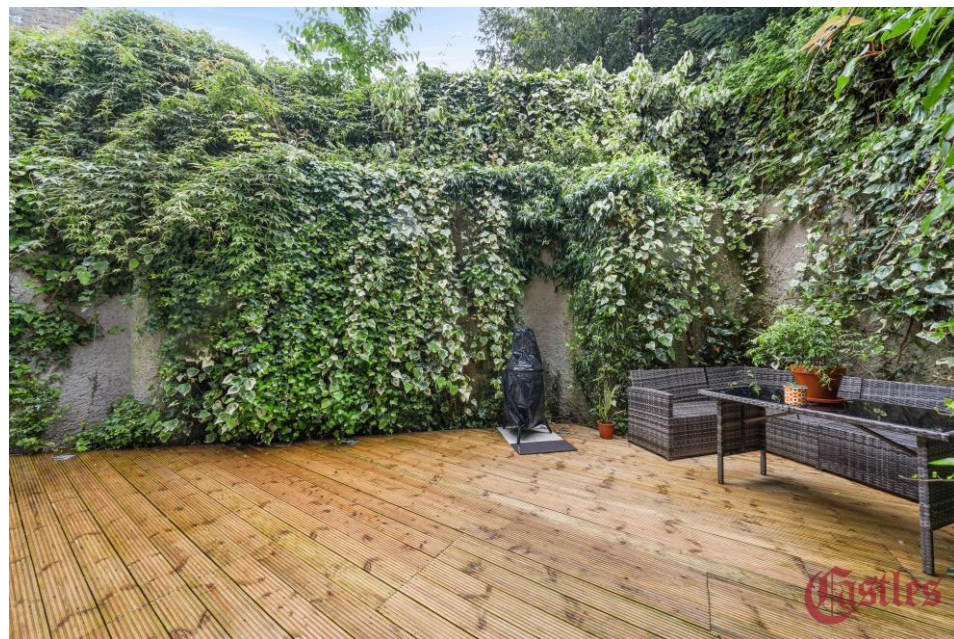


Crescent Road, N8

£2,500,000

Freehold

Castles



Crescent Road, N8

A unique and detached 4/5-bedroom modern home, with a host of energy-efficient features and an inspiring designed architectural building. Enviably positioned on a highly desirable leafy road on the Highgate periphery and within a moment's walk of Crouch End's vibrant Village and Landmark Clock Tower.

Encompassing exceptional design and specification exceeding all modern-day expectations. Incorporating environmentally friendly materials to improve performance and sustainability. Features include whole-house air extraction systems, part under-floor heating, thermal energy system, solar panels, designer bathrooms and kitchen with energy efficient integrated appliances and handmade hardwood flooring. In addition, floating spiral staircasing, 2.7m ceiling heights, gated entrance, off-street parking and three large separate outdoor areas (front garden/rear terrace and roof terrace).

Exceptionally well proportioned with flexible living accommodation together with an abundance of high energy-efficient glazing offering exceptionally bright rooms throughout. Further comprising large family area, incorporating kitchen/diner/reception, study/bedroom 5, additional reception/bedroom 4, en-suite and two additional shower rooms.

The property is served by some of North London's finest schools including nearby Coleridge school, Highgate, and Channing. Also benefits from a host of transportation links to the City and West End.

A rare opportunity to own a grand designed home within one of North London's most desired Urban Villages.

Local Authority: Haringey
Council Tax band: G

EPC Rating: C
Current: 71/C Potential: 73/C

£2,500,000

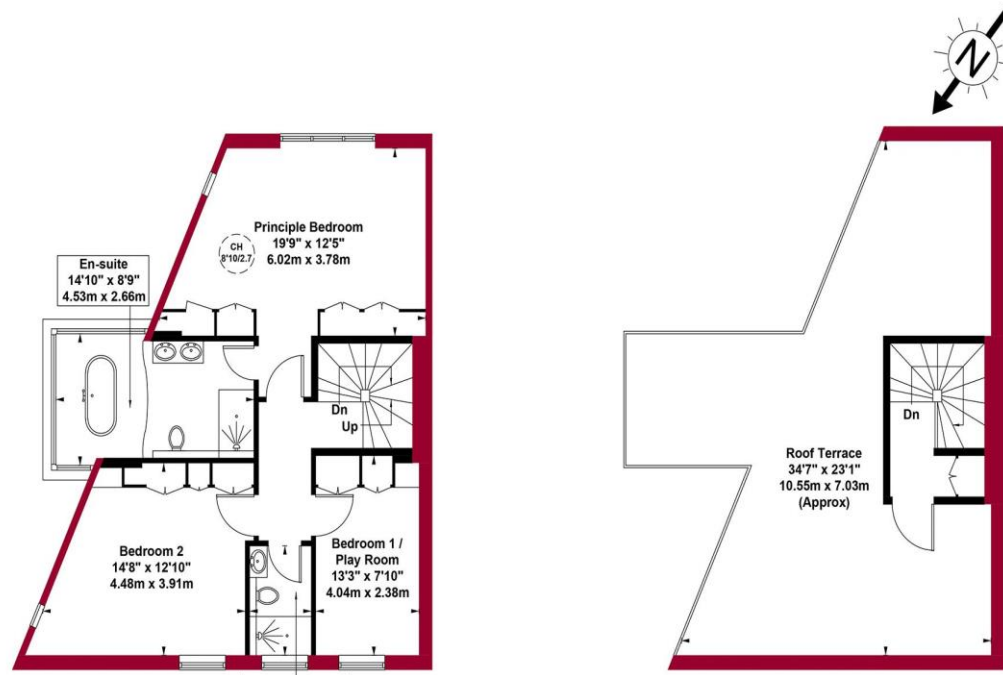
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020 8348 5515
crouchend@castles.london

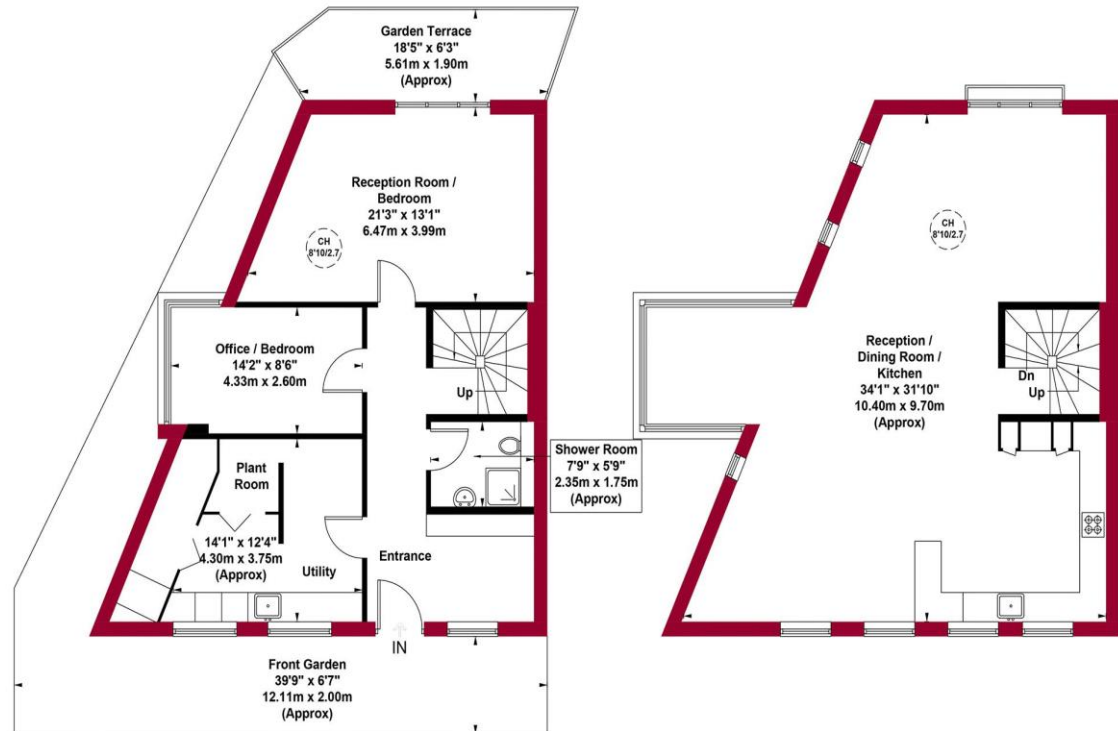


Crescent Road, N8 Approximate Gross Internal Area = 2622 sq ft / 243.6 sq m



Second Floor
Gross Internal
Floor Area 798 sq ft / 74.1 sq m

Third Floor
Gross Internal
Floor Area 73 sq ft / 6.8 sq m



Ground Floor
Gross Internal
Floor Area 848 sq ft / 78.8 sq m

First Floor
Gross Internal
Floor Area 903 sq ft / 83.9 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 17th century at the intersection of what came to be known as Crouch End. The area changed rapidly in the late 18th 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

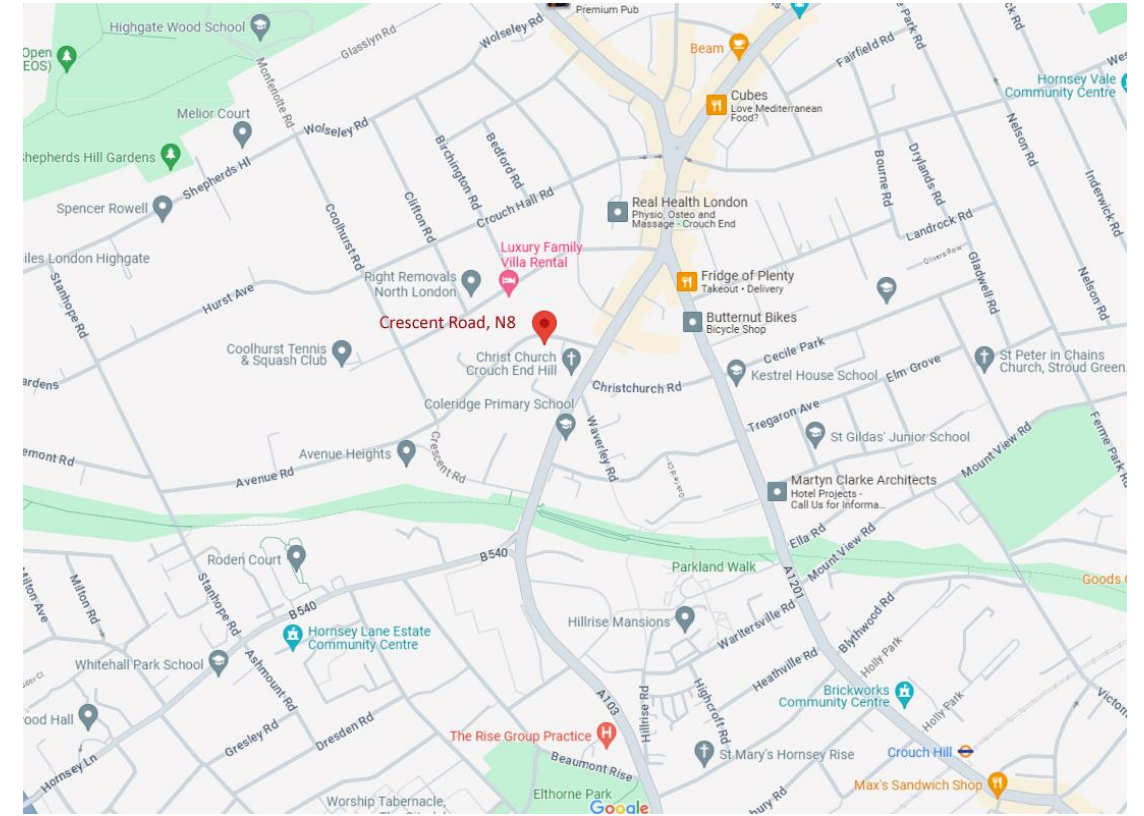
There are plenty of open green spaces in and around Crouch End, including Highgate Woods to the west, with Queen's Wood adjacent. Additionally, Alexandra Park is to the north of Crouch End, with Finsbury Park to the south. These two parks are connected by 'The Parkland Walk', a former railway line. Other 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 on Priory Road. There are a number of GP & Dental practices including The Vale Practice in Park Road, Queenswood Medical Practice at 151 Park Road, Crouch End Health Centre at 45 Middle Lane and Muswell Practice (Pinnacle Close at top of Muswell Hill). 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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12 Topsfield Parade, Crouch End
London N8 8PR
020 8348 5515
crouchend@castles.london
www.castles.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.

