

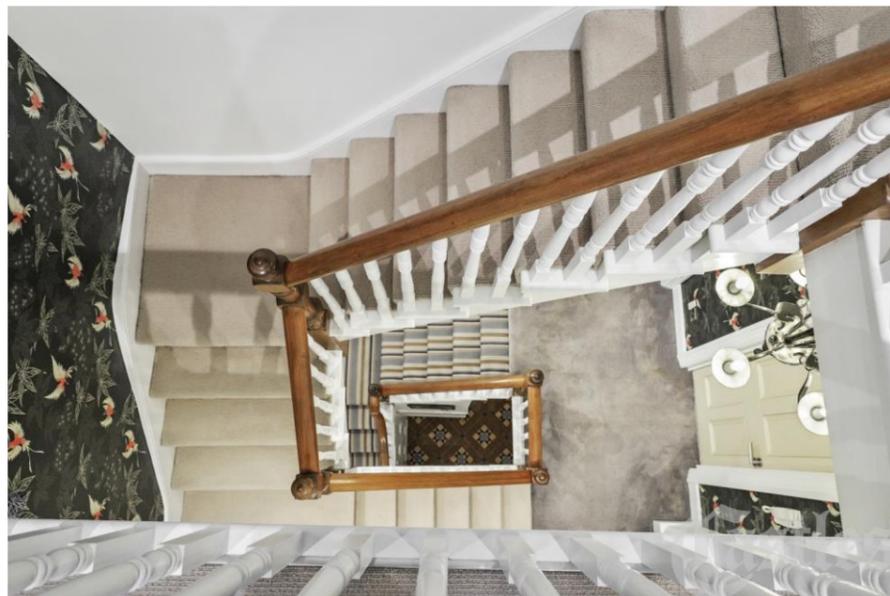
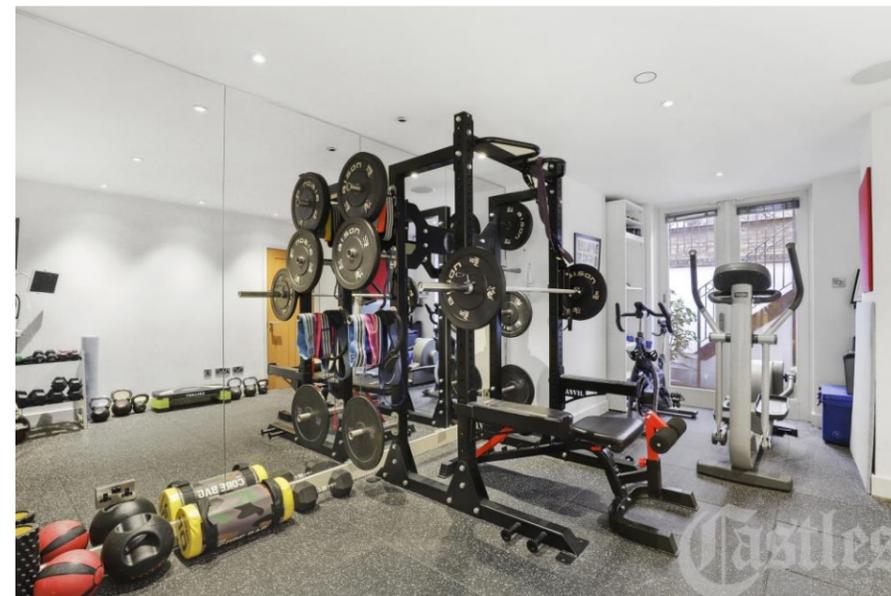
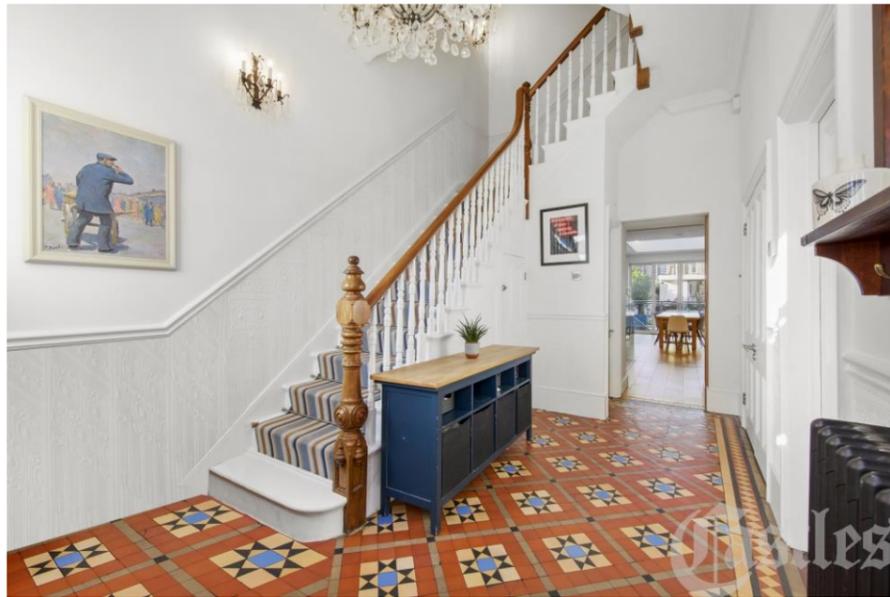


**Granville Road, N4**

Price on Application

Freehold

**Castles**



## Granville Road, N4

An exquisite and magnificently appointed five/six-bedroom semi-detached period family home. The property has been meticulously renovated during the owners' ownership with a desirable blend of contemporary and period features and a practical living arrangement throughout to meet the essential requirements of the modern family.

Measuring in excess of 3600 sqft/335 sqm and arranged over four floors, the home boasts spacious rooms and lofted ceilings. Further comprising private front reception, rear utility room, open plan kitchen/diner/reception onto west-facing garden, incredibly spacious lower ground floor, incorporating reception, bedroom, gym, w.c., shower room and front and rear patio areas.

The lower ground benefits from direct access via the front and internally, offering the flexibility of a self-contained living quarters. In addition, guest w.c., two bathrooms and dressing room to principal top floor, garden office with eco w.c., and storage. Benefits include front off-street parking, side access and ample storage.

Enviably features include, cat 5 cabling, plant room, part wet underfloor heating, recessed aircon in principal bedroom and kitchen, a/c unit in the lower ground for heat and cooling, Hacker German kitchen with Meile appliances, fireplaces and Marvin Architectural double glazed sash windows.

Granville Road is quiet residential road, ideally positioned for St Aidan's outstanding Ofsted rating school, Haringay Station with quick access to Moorgate and Finsbury Park Station. A vast array of amenities are available in both Stroud Green and Crouch End, including sought after restaurants, café's, theatre and supermarket/grocers.

An early viewing is highly recommended.

EPC Rating: E  
Current: 53/E Potential: 58/D

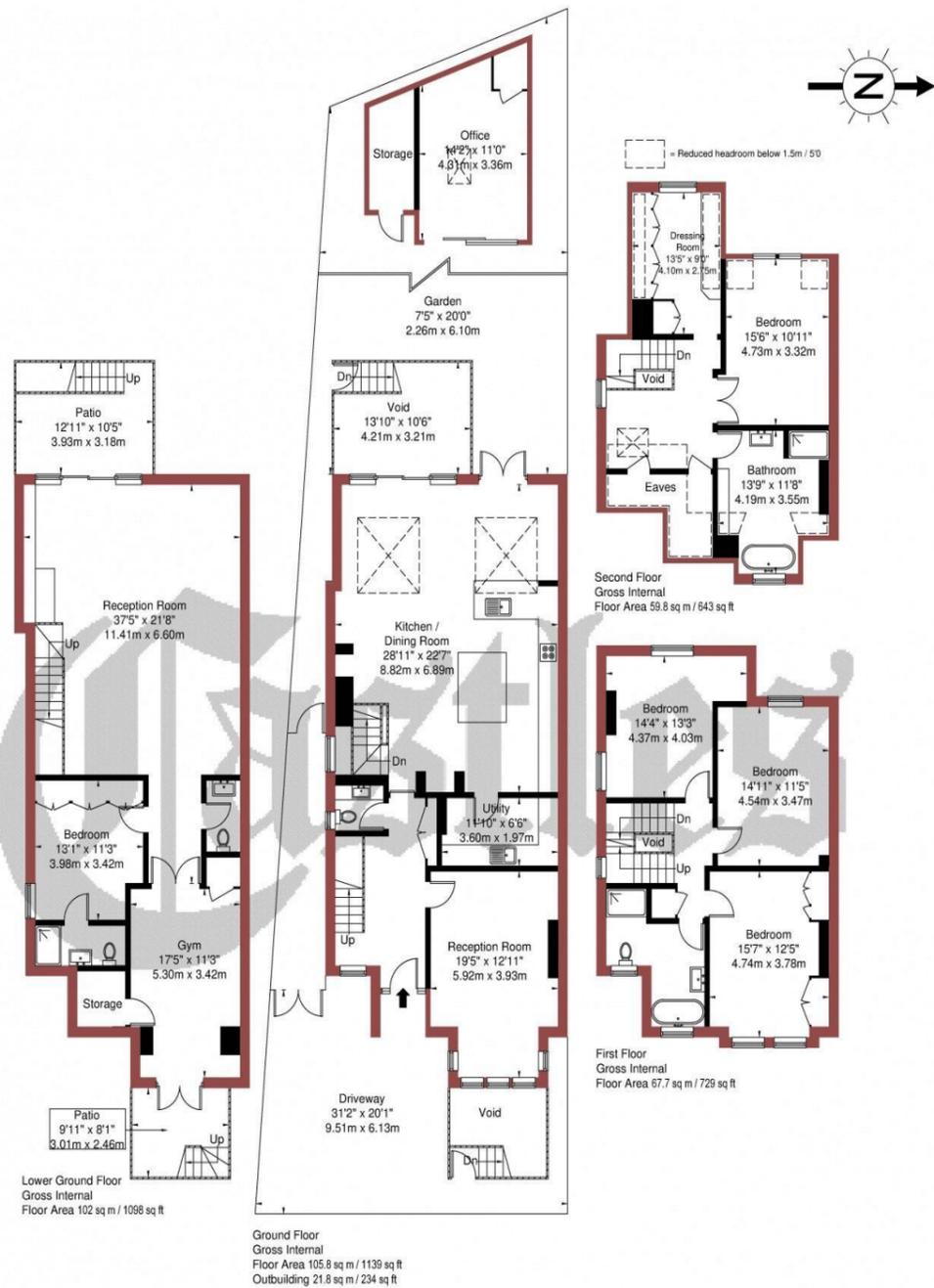
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# Castles

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Approx. Gross Internal Area = 335.3 sq m / 3609 sq ft  
 Outbuilding = 21.8 sq m / 235 sq ft  
 Total = 357.1 sq m / 3844 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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## An Overview of Stroud Green

### STROUD GREEN

Stroud Green was designated a Conservation Area by Haringey Council in 2003, as it is now regarded as an area of special character or historic interest. The first large building here was Stapleton Hall, built in 1609 and comprising an 80 acre farm until the mid-19th century.

The late 19th-century marked a period of residential development in Stroud Green as the area gained its own railway station and represents Haringey's most diverse examples of Victorian domestic architecture concentrated in any one area.

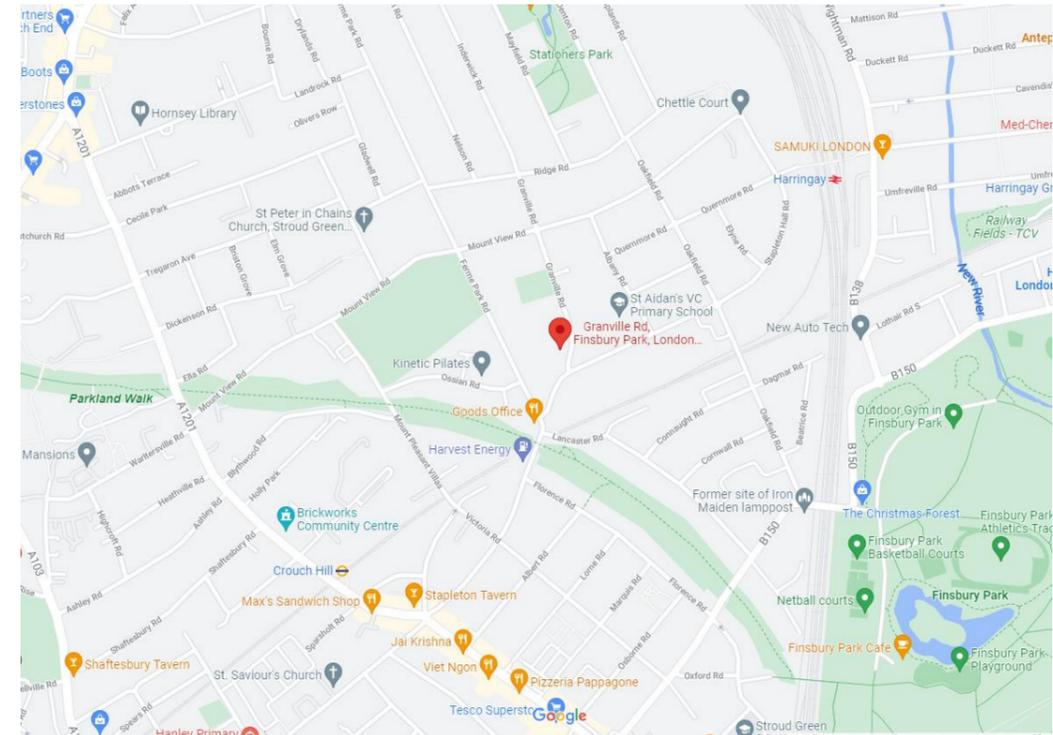
### TRANSPORT

Stroud Green is excellently served with regular bus links and numerous train options. Finsbury Park station benefits from two tube lines: Piccadilly and Victoria, and a well-served overground station with services in and out of London direct to Cambridge or Welwyn Garden City. Further overground stations are at Harringay (trains every 10 mins direct to Moorgate in 15 mins), Crouch Hill and Green Lanes.

### SHOPPING AND LEISURE

Excellent shopping with independent restaurants, cafes and shops are plentiful along Stroud Green Road, Crouch End Broadway and Green Lanes. A stone's throw away from the house, Londis on Ferme Park Road is independently owned and was voted the best Londis store in 2015 with an array of organic produce and craft beers. Entertainment is on the doorstep with the Park Theatre at Finsbury Park opened in 2013 to rave reviews, Alexandra Palace, the Arthouse cinema (voted best cinema by Time Out in 2014) and the Picturehouse cinema are both a short walk away in Crouch End.

Stroud Green is surrounded by parks on all sides from Finsbury Park, a welcome retreat from the city with a boating lake, gardens and sports facilities, to Green Flag award winner, Stationers Park, and London's longest nature reserve, Parkland Walk, a 3 mile stretch of a former railway line. In Crouch End there is a host of tennis, cricket clubs as well as a lido while the extensive Sobell Sports Centre offers facilities for those who prefer indoor play.



# Castles

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