



Redleaf, Christchurch Road, N8

£2,750,000

Freehold

Castles



Redleaf, Christchurch Road, N8

Presenting Redleaf, an exquisite and unique architecturally designed, semi-detached home measuring 3,323 sqft with landscaped south-facing garden.

Newly renovated to the highest standard, this exceptional 5/6 bedroom family home benefits from off-street parking for 3 cars, a self-contained annexe with its own front entrance and outside courtyards, and a spacious garden office/ gym. The property affords spacious, light and flexible living and entertaining spaces including a stunning, open-plan, over 800sqft kitchen-dining-reception which flows onto the garden and benefits from elevated ceilings, floor-to-ceiling Maxlight glass and specialist climate-controlled external blinds. Other features include a bespoke, fully-fitted kitchen with integrated Miele appliances, wine fridge, Grohe instant boiling water & integrated water filtration system, and premium oak herringbone flooring with underfloor heating.

The ground floor further comprises of a front private reception with modern log burner and restored original parquet flooring, guest w.c, utility room and a walk-in coat room/ larder. Upper floors benefit from a principal suite with spacious dressing room and en-suite, two further en-suite double bedrooms, and an additional bathroom serving bedrooms 4 & 5.

Further features include a bespoke, handmade oak feature-staircase, architecturally designed lighting throughout, Ethernet - CAT6B, and specialist designed continuous extract ventilation system to all bathrooms and kitchen to ensure continuous fresh air throughout the house.

Centrally located on one of the Village's most prestigious turnings with an array of vital amenities within a short stroll away, including highly regarded state and private local schools and transportation links into the City and West End.

A stunning unparalleled residence, offered with no onward chain.

EPC Rating: To follow

Current: ___ Potential: ___

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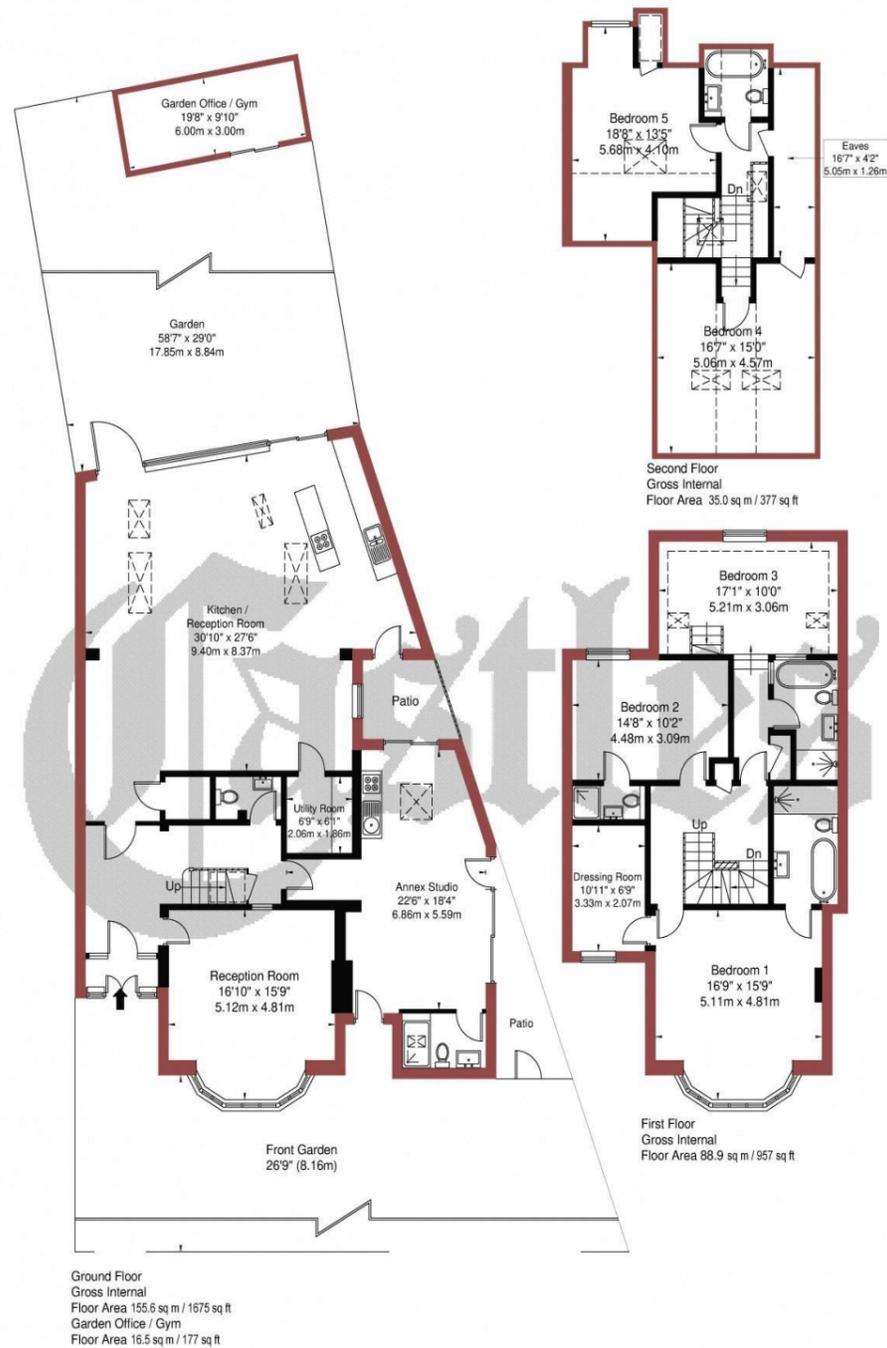
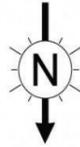
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Approx. Gross Internal Area = 308.7 sq m / 3323 sq ft
 (Including Garden Office & Restricted Head Height)
 Garden Office & Restricted Head Height = 29.2 sq m / 315 sq ft



Ref

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**BLEU
 PLAN**

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should
 conduct a careful, independent investigation of the property in respect of monetary valuation

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

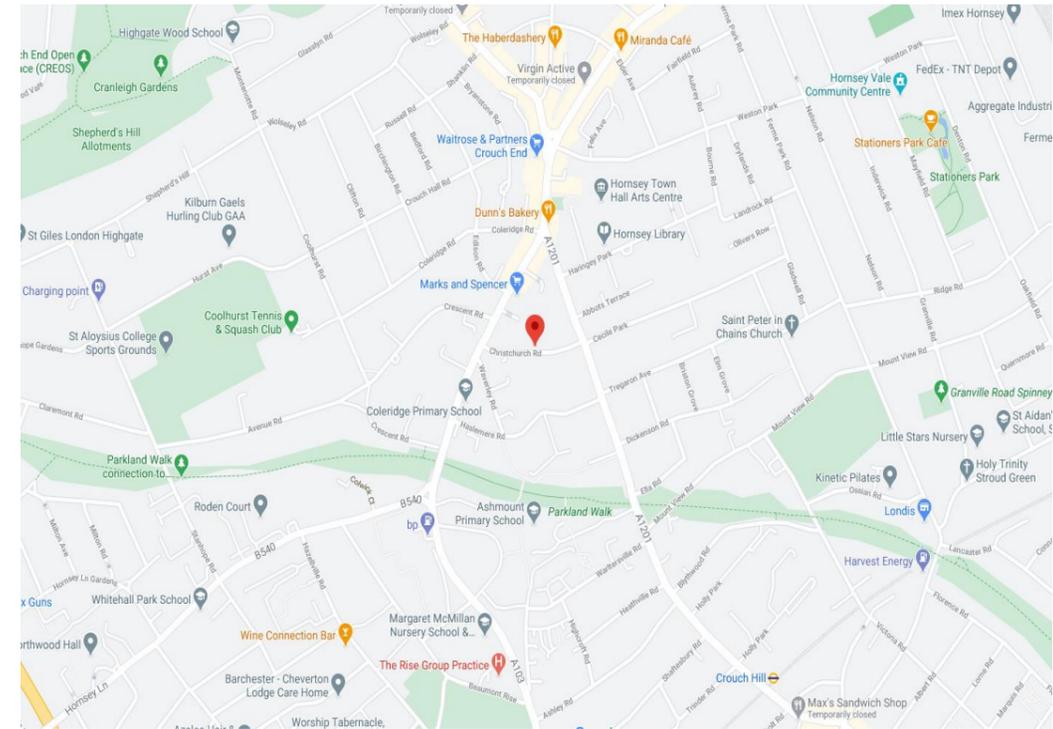
There are plenty of open green spaces in and around Crouch End, including Highgate Woods to the west, with Queen's Wood adjacent. Additionally, Alexandra Park is to the north of Crouch End, with Finsbury Park to the south. These two parks are connected by 'The Parkland Walk', a former railway line. Other 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 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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