

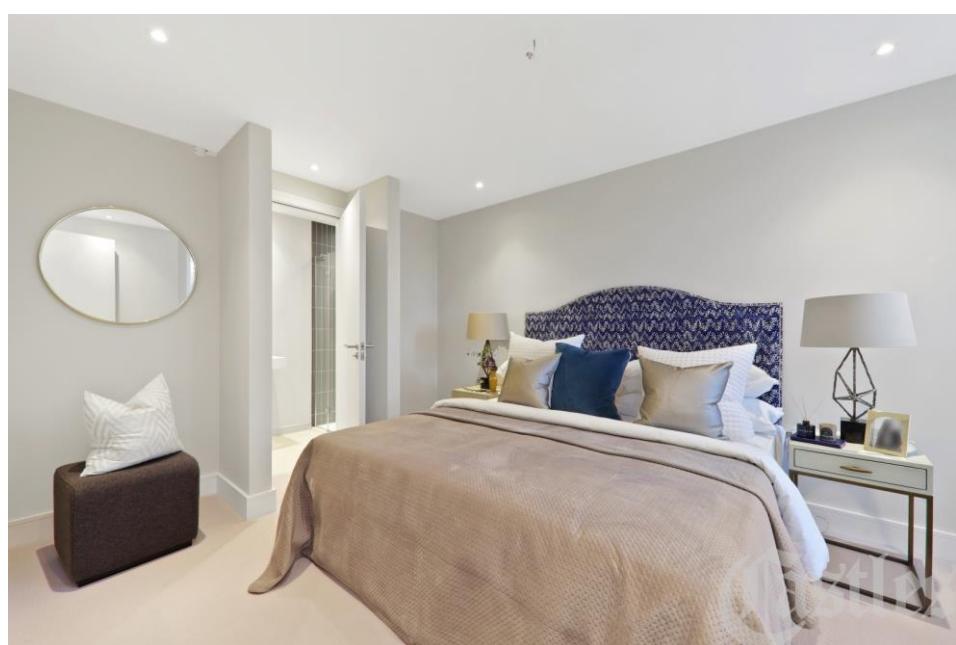


**Pinehurst Mews, Haringey Park, Crouch End, N8 (House 3)**

£1,295,000

Freehold

**Castles**



1-3 Pinehurst Mews  
Haringey Park, Crouch End N8

Exceptional 'Passivhaus' Eco-home

NEVER PAY A GAS BILL AGAIN!

Prices from: £1,275,000- £1,295,000

(House 3) Freehold

Introducing three new-build homes set within a gated mews near the heart of Crouch End. Pinehurst Mews features one detached and two semi-detached houses and focuses on quality, sustainability and well-being and is the first of its kind in the area. With a construction based on 'Passivhaus' principles, each home requires up to 90% less energy to heat than an average home, significantly reducing energy bills.

The architectural design of these homes offers a considered, practical living arrangement over two floors to meet the demands of the modern family. The ground floor comprises an entrance hall, ground floor shower room and a spacious open plan kitchen/diner reception room leading to a private garden. The first floors feature three double bedrooms, a family bathroom and en-suite to the principal bedroom.

Stylishly decorated throughout with Swedish engineered oak flooring, 100% New Zealand wool carpets in the bedrooms and German manufactured kitchen with Bosch and Siemens appliances & composite stone worktops. The bathrooms feature Lusso Stone sanitary ware.

With an ultra-low energy approach at its heart, these homes far surpass UK Building Regulation requirements. Each home offers an extremely well-insulated and airtight building envelope, triple glazed windows and a Mechanical Ventilation Heat Recovery (MVHR) system providing a constant supply of fresh and filtered air. A special 'Covid filter' has been designed and installed to eliminate pathogens from the incoming air.

In addition, the heating system, powered via an air source pump, combined with a thermal store, provides low cost heating and hot water. With no gas boiler, you will never pay a gas bill again!

Each home comes with an allocated private parking space with an electric charging point as well as a 10-year building warranty.

Ideally positioned within a moments' walk of one of North London's most favoured urban Villages with its array of amenities.

EPC Rating: B  
Current: 82/B Potential: 93/A

£1,295,000

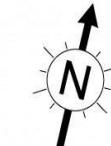
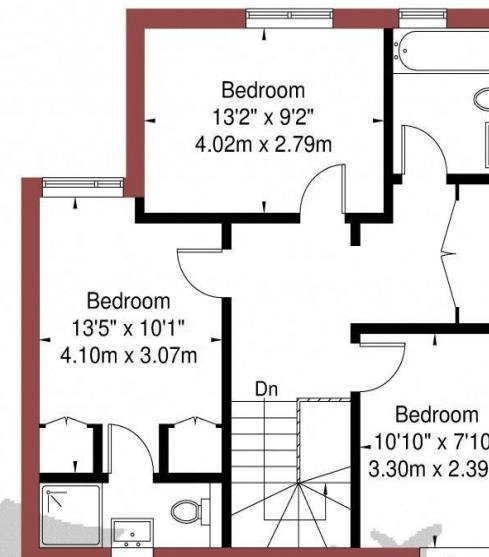
Freehold

# Castles

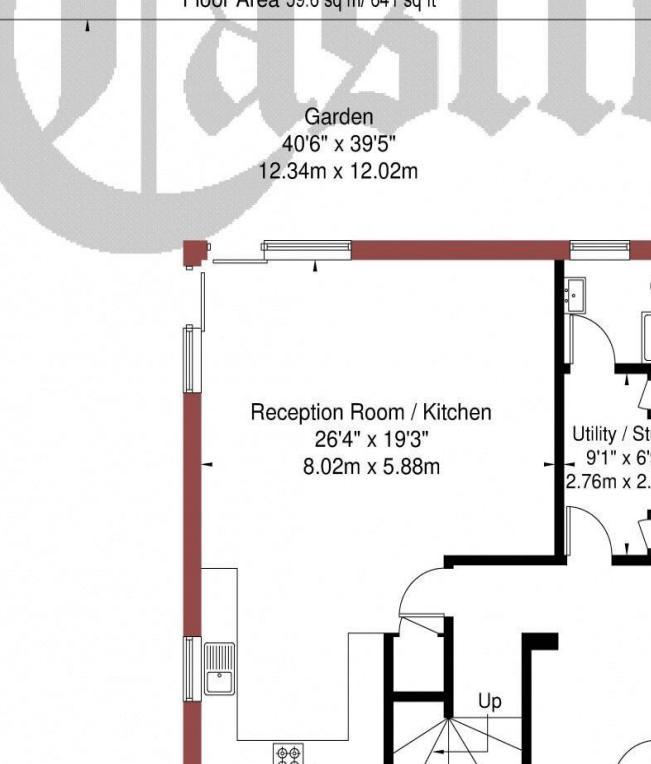
020 8348 5515  
crouchend@castles.london



Approx. Gross Internal Area = 123.7 sq m / 1330 sq ft



First Floor  
Gross Internal  
Floor Area 59.6 sq m / 641 sq ft



Ref

Copyright

BLEU  
PLAN

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.

Copyright @ BLEUPLAN

#### 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

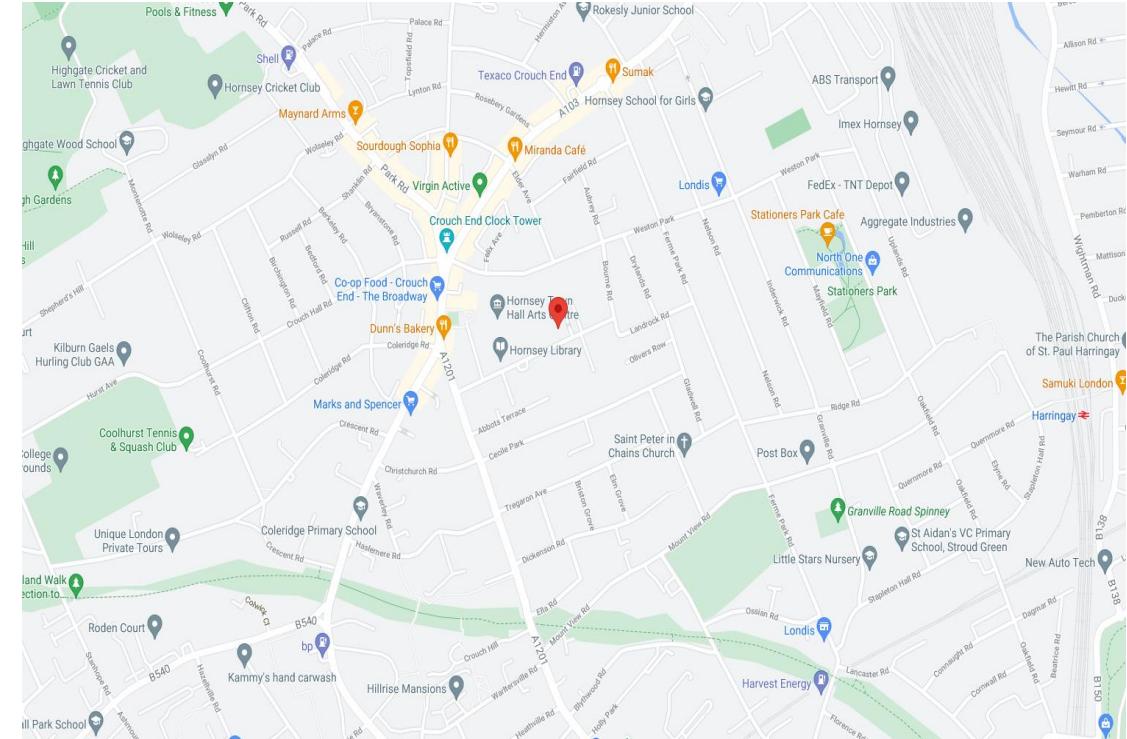
There are plenty of open green spaces in and around Crouch End, including Highgate Woods to the west, with Queen's Wood adjacent. Additionally, Alexandra Park is to the north of Crouch End, with Finsbury Park to the south. These two parks are connected by 'The Parkland Walk', a former railway line. Other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



# Castles

12 Topsfield Parade, Crouch End

London N8 8PR

020 8348 5515

crouchend@castles.london

[www.castles.london](http://www.castles.london)

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

**rightmove**   
find your happy

**Zoopla**  
Smarter property search

**PrimeLocation**  
Find the home you deserve

**OnTheMarket.com**

**The Property  
Ombudsman**

A free, fair and independent service for buyers,  
sellers, tenants and landlords of property in the UK.

  
National Association of Estate Agents  
LICENSED MEMBER  
**NAEA**