



Haslemere Road, London N8



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This magnificent period home is a true 'one off' having been completely remodelled at the start of the current custodians' ownership. The house combines the blend of old and new perfectly, offering split level, double height and voluminous living spaces which are both breath-taking and supremely functional, all set behind a classical and handsome period facade. Entering the house through the front door at ground level is a dazzling experience, the period property giving way to a light infused set of double height reception spaces. Most impressive of all is the dining space facing the generous and mature garden and framed by a glazed rear wall.



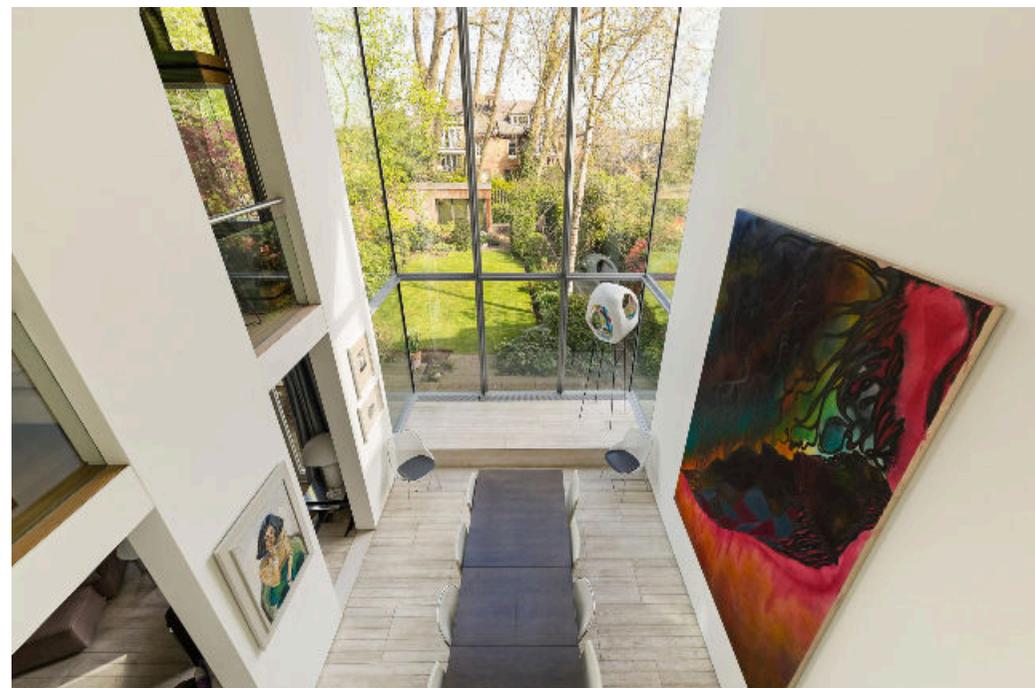
Guide price: £3,950,000

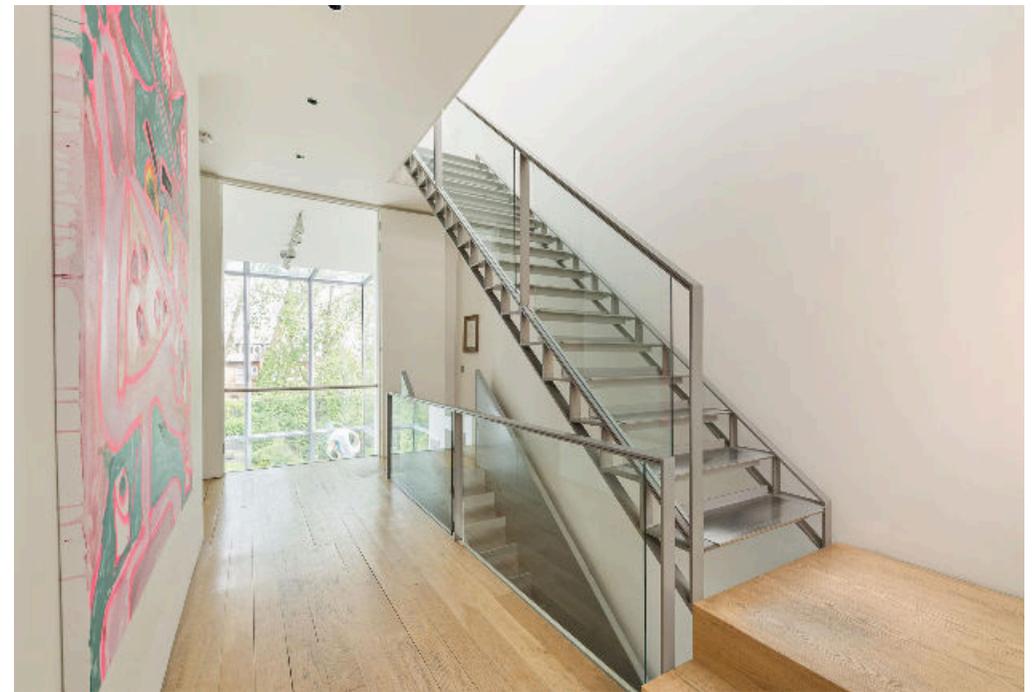
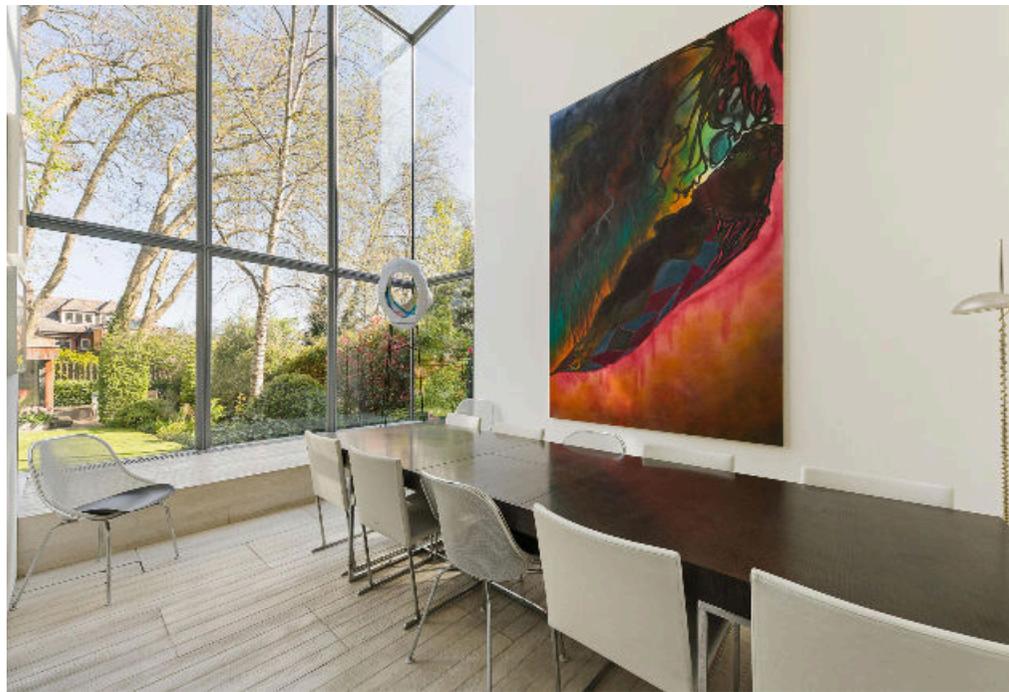
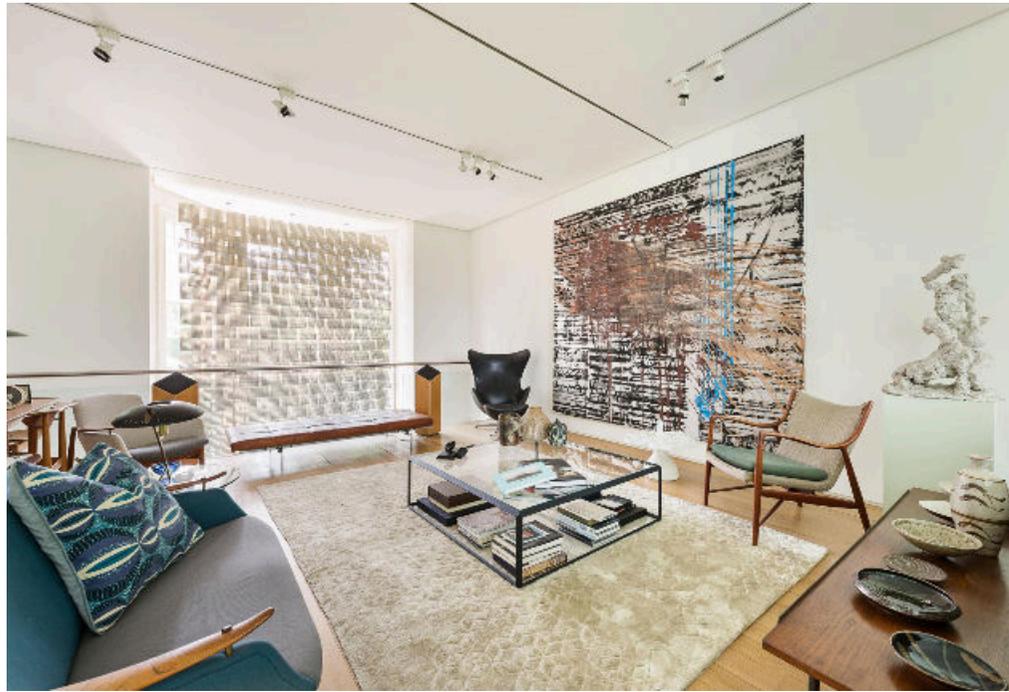
Tenure: Available freehold

Local authority: London Borough of Haringey

Council tax band: D

The hallway allows a minstrels gallery view of the dining space and leads onto the huge main reception room which once occupied two rooms of the original house. In the room there is a view of the dining area as well of the kitchen at the other end.



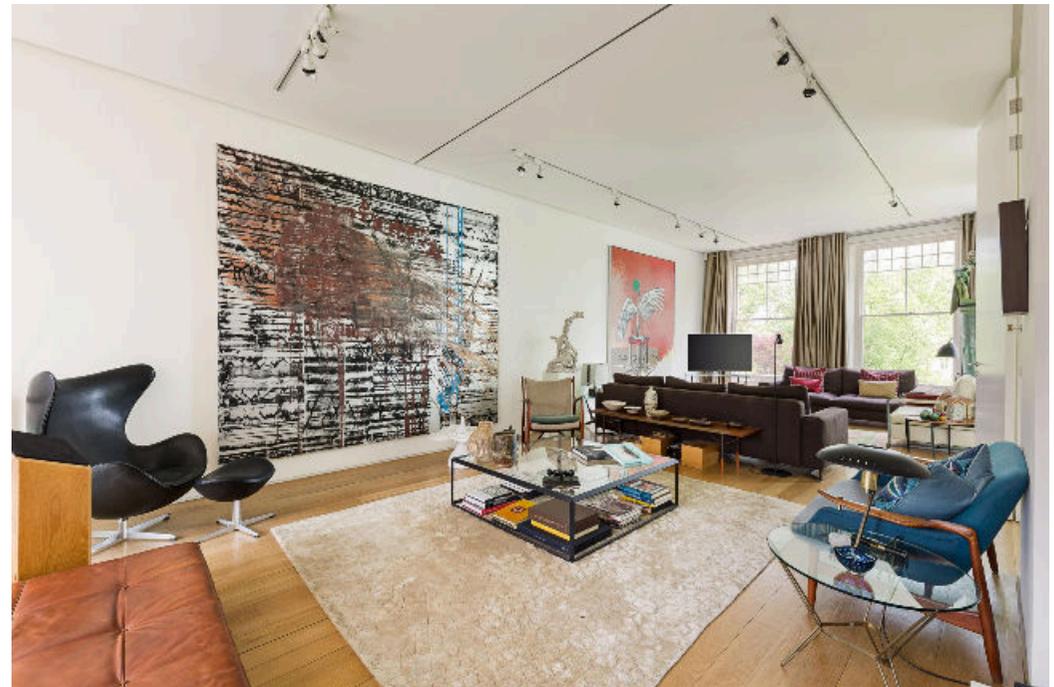


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Descending via a solid steel staircase to the garden level below is another delightful experience. Beyond the lower ground floor lobby is the kitchen and further living area, offering open plan living and extending through the depth of the house. The kitchen, in the front part of the house and recently designed and fitted by Bulthaup, contains a further large and comfortable area for more informal dining beneath another double height space. Beyond the free standing, hob two steps descend to a comfortable family sitting area which itself leads out, through two sets of double French doors, onto a raised decking area used for al fresco dining. The lower sitting room is linked via two openings into the remarkable dining area. Standing in here the full architecture of the house is appreciated, the two lower openings mirrored in the floor above and the hall and lower lobby double doors at one end - standing opposite the glazed rear wall - also mirroring one another. The whole impression is one of height, light, integrated living and space.

A further architectural feature in the reception areas is the screen of eighty delicate plates of perforated acid-etched nickel silver which hang floor to ceiling at the front of the house. Concealing the original bay areas, it integrates both floors, adding a sense of privacy to the property and diffusing a calming sense of dappled light.

The flooring in the lower ground floor is made of cast concrete tiles - the same as the walls of the national theatre - with light wood on the ground level and throughout the rest of the house.

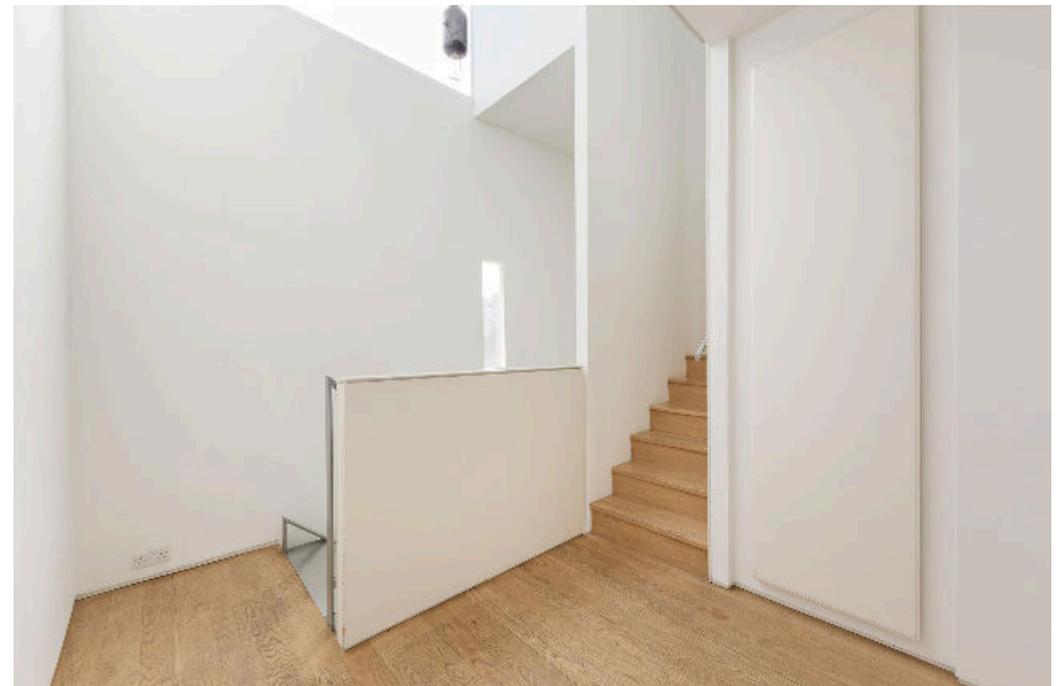




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Off the first floor lobby lies the principal suite of the house. Conceived by the architect as a private space, the suite consists of the large master bedroom - with sleek cupboards lining one wall - overlooking the garden via two large windows. A limestone lined bathroom and a further book lined library (which could double up as a fifth bedroom) lead off the inner lobby area. Leading off the library is a further shelf lined area with a fitted desk for quiet study. There is a further double bedroom on this floor.

A winding staircase leads from the first floor lobby to two further family double bedrooms overlooking the front and back of the house. The views over the rooftops and up to Alexandra Palace and Muswell Hill are spectacular. Both bedrooms contain sleekly fitted wardrobes and study sections. The rooms share a family bathroom. This is also where the utility area and airing cupboard are located. A reinforced loft for further ample storage can be accessed via this top floor.





Haslemere Road

Externally, a beautifully tended garden with mature planting and sitting areas leads out from the house. The house is semi-detached and the garden can be accessed from the outside of the house at the front via a metal gate. An attractive home office sits at one corner of the garden. This can be accessed via the gate avoiding the need for visitors/clients to enter the house.

Crouch End offers a plethora of individual shops, and services. A bus route at the end of the road offers a frequent ride to Victoria and Piccadilly lines at Finsbury Park; Crouch Hill overground station is nearby. The Parkland Walk can be easily accessed and a revitalised Hornsey Town Hall will be opening shortly.



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Approximate Gross Internal Area = 3424 sq ft / 318.1 sq m
 (Excluding Reduced Headroom / Void)
 Reduced Headroom = 10 sq ft / 0.9 sq m
 Study = 127 sq ft / 11.8 sq m
 Total = 3561 sq ft / 330.8 sq m
 External Area = 3742 sq ft / 347.7 sq m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2023. Photographs and videos dated April 2023.

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