


# Hamptons

INTERNATIONAL



**Curzon Road, London, N10**

5  3  2 

**£1,850,000**

(£1,850,000)

## Property details

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### Key features

- **5 beds**
- **2 bathrooms**
- **south facing garden**
- **period features**
- **close to the Broadway**

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## Description

Located in the heart of Muswell Hill close to the Broadway and the outstanding local schools. This Edwardian 5 bed, 2 bath house has stunning south facing garden and many period features. Located on one of Muswell Hill's most sought after and desirable roads. Curzon Road is located close to the Broadway and is within catchment of the outstanding primary and secondary schools. This mid terrace Edwardian house retains many period features, including period fireplaces in each room, original coving, ceiling rose and tiled floor in the hall. There are two generous reception rooms and a modern kitchen diner and spacious utility room. There is a good sized cellar. The rear reception room has French doors that open out to the stunning south facing garden. The house is arranged over three floors and boasts five generous double bedrooms, two bathrooms and a fantastic roof terrace. The house has been well maintained and restored over many years by the existing owner. The house is offered with no onward chain and would suit both families and professionals looking for a fantastic home in an ideal location. Outside This beautiful landscaped garden has stone terrace, ideal for Al-fresco dining, there are many mature plants, trees and flowers that provide interest throughout the year, planted in and around the borders of the lawn area. Situation A popular residential road close to the Broadway. Outstanding local schools include Muswell Hill and Rhodes primary and APS and Fortismere secondary. Green spaces include Alexandra Palace Park and Tambo Rec. Excellent transport links including the Piccadilly Line at Bounds Green, Alexandra Palace BR Station and Northern line at Highgate. Property Ref Number: HAM-62675

































# Floor plan

## CURZAN ROAD

Approximate Gross Internal Area (excluding reduced headroom)

Basement = 124 sq. ft. (11.5 sq. m.)

Ground floor = 856 sq. ft. (79.5 sq. m.)

First floor = 745 sq. ft. (69.2 sq. m.)

Second floor = 434 sq. ft. (40.3 sq. m.)

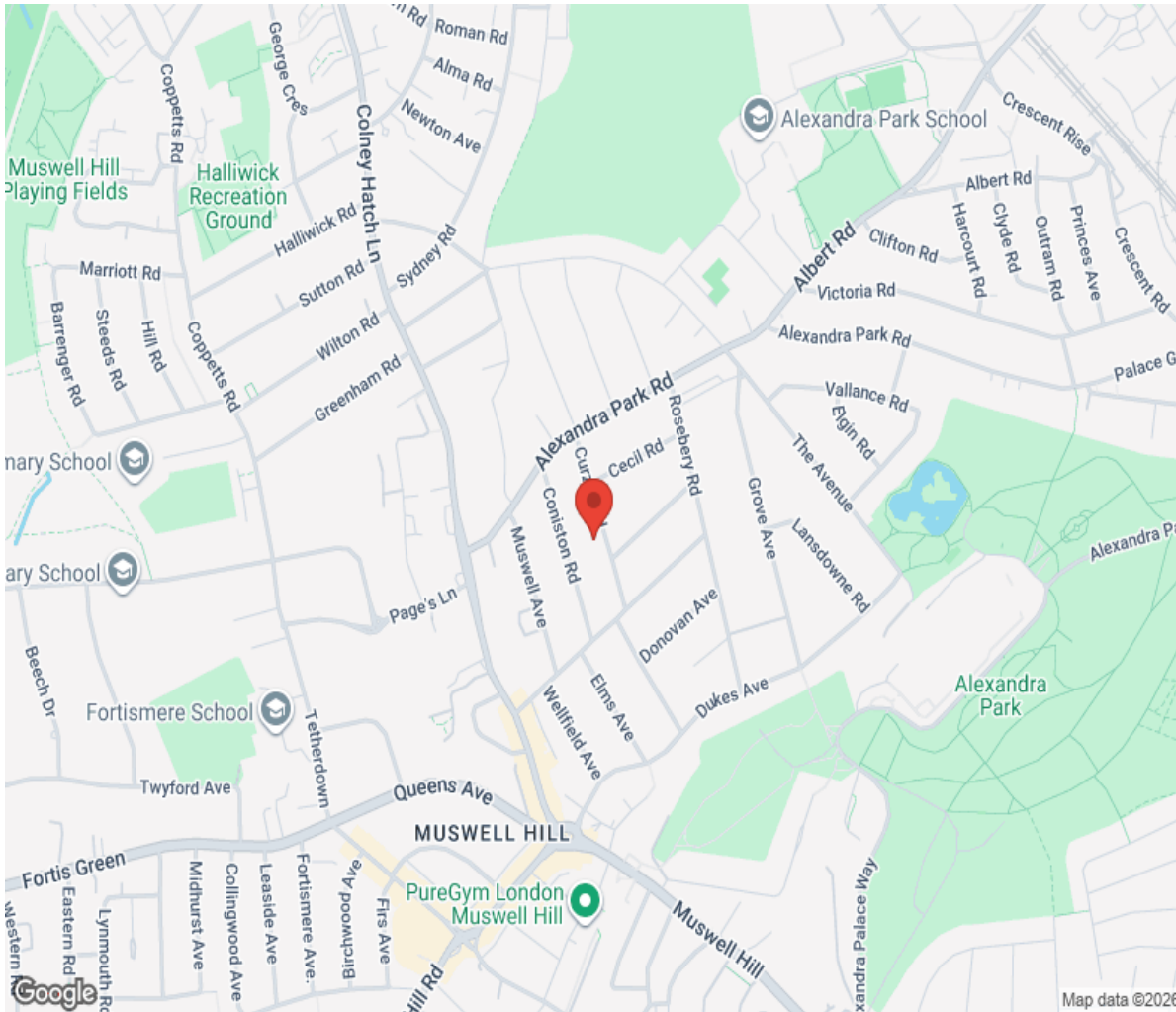
Reduced headroom = 14 sq. ft. (1.3 sq. m.)

Total = 2173 sq. ft. (201.8 sq. m.)



This plan is for layout guidance only. Not shown to scale unless noted. Windows and door openings are approximate. If the every corner taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions upon them.

# Location



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