



Wolseley Road London N8

£995 Per Week - Available Now

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



*A truly stunning four bedroom property which effortlessly combines period charm with bespoke interior design.*

Four bedrooms | Double reception room | Kitchen with dining area | Exceptional rear garden | Family bathroom | Shower room | Off street parking | Available end of August | Plenty of storage.

### Description

The property flows with an ease of ambience and suits family living as well as boasting excellent entertaining and storage space. The entrance hall is bright and spacious which sets the tone for the property. The double reception room with open fire oozes character and charm, the kitchen opens through to a delightful dining area leading out to a tranquil garden. The ground floor is completed with a shower room and washing facilities. On the first floor are four bedrooms with fantastic storage and a family bathroom. A truly stunning home which must be viewed to be appreciated.

### Situation

Wolseley Road occupies an enviable location, near to but still off of the main through roads of Crouch End and Highgate. The open green spaces

of Priory Park and Alexandra Palace are within the neighbourhood, as are the diverse and numerous places to eat, shop and drink in Crouch End and Highgate.

### Furnishing

Unfurnished



Grdn



Kitchen to Playroom

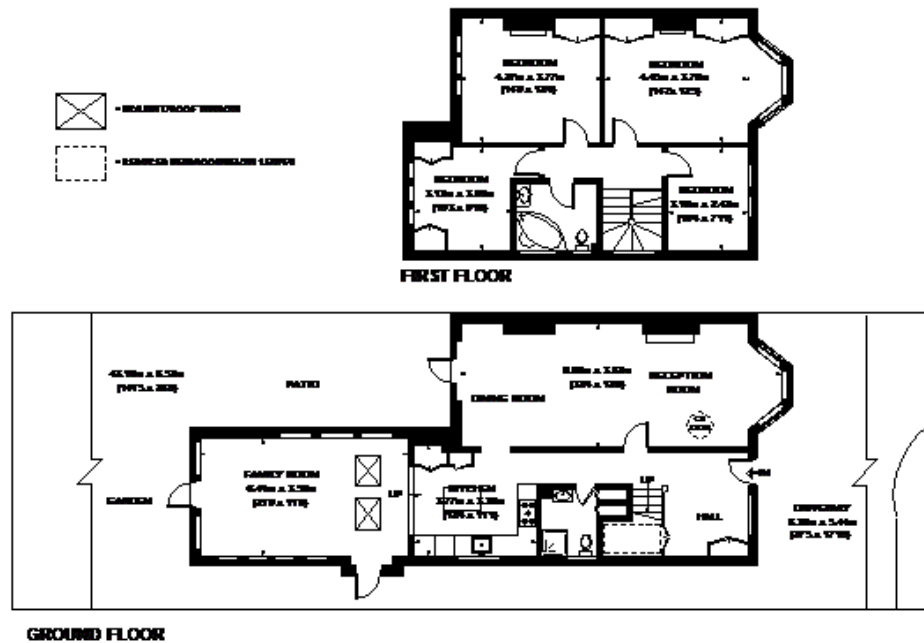
### Hamptons Muswell Hill Lettings

256 Muswell Hill Broadway

London N10 3SH

Tel: 0208 815 5976 - [muswellhilllettings@hamptons-int.com](mailto:muswellhilllettings@hamptons-int.com)

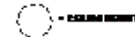
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**WOLSELEY ROAD**

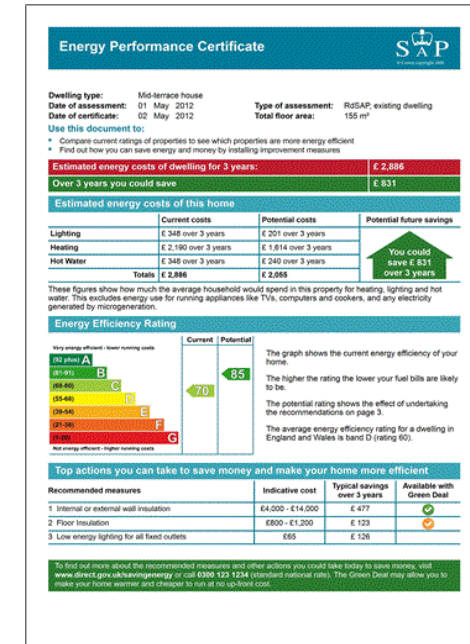


APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM)  
GROUND FLOOR - 854 SQ. FT. (82.4 SQ. M.)  
FIRST FLOOR - 746 SQ. FT. (69.3 SQ. M.)  
REDUCED HEADROOM  
16 SQ. FT. (1.5 SQ. M.)  
TOTAL - 1756 SQ. FT. (163.2 SQ. M.)



This glass is for liquid goldmine only. Not stone to make money stashed. Without mid-air capture, no appreciation.

## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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