

INIGO



Campsbourne Road

LONDON N8

SOLD

This charming two-bedroom garden apartment lies on Crouch End's leafy Campsbourne Road. Its interior spaces of almost 830 sq ft have undergone sensitive interventions, including the addition of a light-filled rear kitchen extension. Contemporary touches sit alongside lovingly restored Victorian flourishes, such as original cornicing and handsome fireplaces. Wonderfully located, the road is a short walk from Crouch End Broadway, with its array of cafés, restaurants and pubs; stations at Turnpike Lane (Underground) and Hornsey (Great Northern) are nearby.

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Setting the Scene

Largely rural until the late 19th century, Crouch End, like many a London suburb, benefited from the introduction of the railway lines in Victorian Britain. By 1887, there were seven railway stations in the area and, along with most of Hornsey, the area became home to an expanse of Londoners seeking refuge from the smog of the city. By the turn of the century, the development of public parks, buildings, and several roads and avenues for comfortable, terraced housing made the area attractive to both wealthy families and clerical workers commuting to the city. For more information, please see the History section below.

The Grand Tour

Entry to the home is via a communal, ground-floor hallway. Occupying the entire rear portion of the plan is a voluminous kitchen and living space; filled with natural light, the space has bifold glazing to the front, with picture skylights above. With hardwood parquet flooring underfoot, the space leads to a pretty courtyard garden to the rear. The current owners have incorporated a handsome painted timber kitchen with hardy worktops, a butler's sink and brass fixtures. A large island opposite the main bank of units is excellently placed for entertaining.

A bedroom at the front of the plan is currently used as a formal reception room. With a vast bay window overlooking quiet Campsbourne Road, the room is flooded with natural light. An interesting carved limestone fireplace in the Gothic Revival style provides a focal point for the room, and the original floorboards have been stripped to enhance their natural tones. Late Victorian cornicing has been restored to its former glory.

Adjacent to the front room is the quiet main bedroom. Finished in a moody indigo paint, the space has two built-in wardrobes and a large sash window overlooking a small internal courtyard. Floorboards have again been stripped and treated, and are set off by a deep Victorian skirting.

There is a guest bathroom on the ground floor, with black glossy subway tiles and a tropical print wallpaper on the walls.

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The lower-ground floor is home to the main bathroom. Finished with wooden flooring, the space is clad in white herringbone tiles and finished in neutral whites. A bath, with an overhead rainfall shower, is complemented by a vanity and WC.

Out and About

Campsbourne Road benefits from being tranquil and residential while being in easy reach of the area's amenities. For provisions around the corner, Middle Lane Deli is a go-to, and for fresh bread, Intrepid Bakers is a minute away.

Crouch End Broadway is a 10-minute walk away. It has a wonderful range of restaurants, including French eatery Bistro Aix, Japanese restaurant Tootoomoo, and Lyon's, which is renowned for its seafood. Maynard Arms is a popular gastropub, the Queens resides in an incredible Victorian building full of original features, while The King's Head serves craft beer and has a comedy club downstairs. Little Mercies on Broadway Parade is held as one of London's best cocktail bars. There is also a range of health food and fruit & veg shops, fishmongers, butchers, and bakeries.

Hornsey Town Hall Arts Centre, a 20-minute walk from the apartment, hosts a range of music, theatre, and comedy performances. This spectacular Grade II*-listed art deco building was designed by Reginald Uren. Opening in 1935, Uren was awarded the RIBA Bronze Medal for his design, and it was named as the best building in London of that year. It was used to host early performances by the likes of Queen and The Kinks, and many times serves as a location for television shows and film productions. Otherwise, Crouch End has a Picturehouse cinema and the independent ArtHouse.

The area feels remarkably rural, backing onto Priory Park with Queens Wood and Highgate Wood beyond. These ancient woodlands comprise numerous conservation areas, preserving trees such as oak, hornbeam and beech. Also within walking distance are more green spaces like Alexandra Park, as well as tennis and cricket clubs, including Coolhurst Tennis & Squash Club, North Middlesex Cricket Club, and the Highgate Cricket and Lawn Tennis Club. Parkland Walk is a much-loved trail on a disused railway line that connects Finsbury Park to Highgate.

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Several well-regarded schools, like Campsbourne Road Primary School, St Mary's CE Primary School, and co-ed Highgate School, are within easy reach.

The apartment is a 19-minute walk from Turnpike Lane Underground for the Piccadilly Line and a 10-minute walk from Hornsey Station for National Rail services, arriving at Moorgate in 20 minutes. Crouch Hill is a 20-minute bus ride away for Overground services east and west.

Tenure: Leasehold

Underlying Lease Length: Approx. 161 years remaining

Service Charge: Approx. £400 p/a

Ground Rent: Peppercorn

Council Tax Band: C

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About

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