

INIGO



Weston Park

LONDON N8

SOLD

This wonderful two-bedroom terraced house sits on Crouch End's much-coveted Weston Park. Set in a Victorian-era former coach house, the building's rich history has been thoughtfully preserved through the beautiful restoration of its masonry structure and timber eaves, which serves as a testament to its 19th-century purpose. Lying within the Crouch End conservation area, the house is nestled away from the road with a gated driveway at the front of the house and a perfectly formed private garden to the rear. Weston Park is in a brilliant position, close to a myriad of green spaces and the bustling centre of Crouch End.

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Setting the Scene

Now part of the Crouch End conservation area, Weston Park was developed in 1888 to plans set out by architect John Farrer. The streetsits as one of the grandest residential roads in the area, lined with Queen Anne Revival-style houses defined by their red and yellow London stock brick, white-painted woodwork, Dutch gables and hexagonal corner turrets. Set back from the road and nestled neatly between two such buildings is this former coach house designed by Farrer himself in 1885, which represents a unique architectural proposition in Crouch End. For more information, please see the History section.

The Grand Tour

Approached through wooden gates, the green-painted front door of this house is set in the stock brick Dutch gabled façade. The door opens to the open-plan ground floor, currently arranged as a living, dining and kitchen area that stretches the entire length of the house and opens to a private rear garden. Walls of white-painted brick, exposed timber beams and cast-iron radiators nod to the house's 19th-century origins.



A living area is currently arranged at the front of the plan, around a bay fitted with three sash windows and plantation shutters. Here, a deep raised sill makes an ideal plinth for a vase of flowers or favourite artwork. At the rear of the plan is the kitchen, where painted cabinetry and modern appliances line the walls, allowing for views through the room and the glazed double doors at the back.

A soft, newly fitted carpet runs on the stairs, leading to a bright first-floor landing. Light pours through overhead roof lights, revealing the textured surface of the painted brick stairwell. From the landing are two double bedrooms and a shower room.

The primary bedroom is at the rear of the house, where the timber eaves have been exposed, revealing the delicate skeleton of the hipped roof to create a surprisingly voluminous space. On one side of the room is a row of useful built-in storage. A casement window with original shutters peers over the garden, and light streams through a roof light, reflected by the room's soft white surfaces. Tucked at the back of the house, this room feels particularly private; the gentle chimes of the Crouch End Clock Tower can be heard in the distance.

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The second bedroom is at the front of the plan, currently used as an office. A Dutch stable door opens onto a charming south-facing balcony that runs along the front of the house to overlook the palm canopies. The shower room on this floor has been updated with a contemporary finish. Dove grey tiles sit alongside painted brick, and the room has a spacious freestanding shower and a neat corner sink.

The Great Outdoors

A courtyard garden at the rear of the house with ample space for an outdoor dining table and chairs, and it is an excellent spot for potted herbs and climbing plants. To the front of the building, gates open to a private driveway, and a leafy shrub and a thriving palm provide wonderful greenery.

Out and About

Crouch End has an excellent selection of cafes, restaurants, pubs and cinemas, many of which can be found near the Broadway, just moments away from this house. Restaurants include an array of independents; Italian eatery Paesan, Banner's restaurant and Lyon's, which serves delicious seafood, to name a few. LoFi is an excellent choice for coffee, as is Velasquez and Van Wezel on Park Road. Local pubs include the Maynard Arms, serving craft beer alongside a changing seasonal menu. The Kings Head pub also houses a much-loved comedy club downstairs, and Little Mercies on Broadway Parade is one of London's best cocktail bars. For provisions nearby, the shelves at Fridge of Plenty are filled with locally made cheese, charcuterie and English wine. For fresh bread, Dunn's Bakery is a three-minute walk away, a Crouch End institution for 200 years and still family-run.

Hornsey Town Hall Arts Centre, an two-minute walk from the house will reopen later this year to host 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 award for his design, naming it 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.

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Crouch End maintains an incredibly rural atmosphere, partly due to its proximity to some of London's best green spaces. Alexandra Park to the North and Finsbury Park to the south are connected by the Parkland Walk, a disused railway line that now serves as a linear nature reserve. Queens Wood and Highgate Wood are a 25-minute walk away, ancient woodland comprising numerous conservation areas, preserving trees such as oak, hornbeam and beech. Priors Park, Waterlow Park and Hampstead Heath are also nearby. For sporting pursuits, there is Coolhurst Tennis & Squash Club, North Middlesex Cricket Club and the Highgate Cricket and Lawn Tennis Club.

The area has a great selection of good local schools, including St Michael's Primary and Coleridge Primary, as well as Highgate School for Boys and Girls and Channing School for Girls, which starts from primary school age.

The house is close to Highgate Station (Northern Line), as well as Crouch Hill (London Overground), and is a short bus ride from Finsbury Park tube station (Victoria and Piccadilly line). Various other bus routes also connect Crouch End to the west end and central London.

Council Tax Band: E

INIGO



About

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