

Castles



ASKING PRICE

£1,695,000

Blythwood Road

London, N4 4EX

Castles

PROPERTY SUMMARY

Stunning Newly Built Contemporary Home with Exceptional Specification

This outstanding newly constructed four-storey, four bedroom residence offers beautifully designed living space, finished to an exacting standard with energy efficiency and modern comfort at its core. Thoughtfully arranged across four floors, the property combines striking contemporary design with high-quality materials and advanced building technology.

Every room benefits from underfloor heating, with each floor individually zoned to maximise efficiency and comfort. The home is powered by a sustainable energy system incorporating solar roof panels and an Air Source Heat Pump (ASHP), providing heating and hot water in an environmentally conscious manner.

The top floor features electrically operated rooflights, allowing natural light to flood the space, complemented by electric blackout roof blinds for privacy and convenience. Security has been carefully considered, with all lower ground floor doors and windows fitted with PAS 24 certified locks.

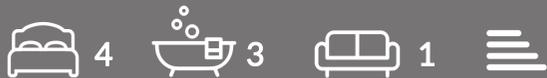
The heart of the home is a superb kitchen/living space opening onto a beautifully designed tiered patio garden — ideal for entertaining and seamless indoor-outdoor living. The upper level boasts two balconies overlooking the tranquil Parkland Walk, providing elevated green views and a peaceful retreat.

Perfectly positioned within easy reach of Crouch End and Stroud Green's vibrant cafés, restaurants and independent shops, the property also benefits from excellent transport connections, offering straightforward access to the City and West End. In addition, within close proximity to sought after local schools, including Coleridge and Ashmount.

Further benefits include:

- 10-year New Homes Warranty provided by ICW
- 12-month electrical guarantee
- 12-month plumbing guarantee
- Renlon 10-year structural waterproofing guarantee
- S1 Roofing 20-year guarantee
- Four Bedrooms
- Three Bathrooms
- Guest W.C.
- Utility area
- Bike store

This is a rare opportunity to acquire a highly specified, energy-efficient new home built for modern living, combining innovative technology with long-term peace of mind.





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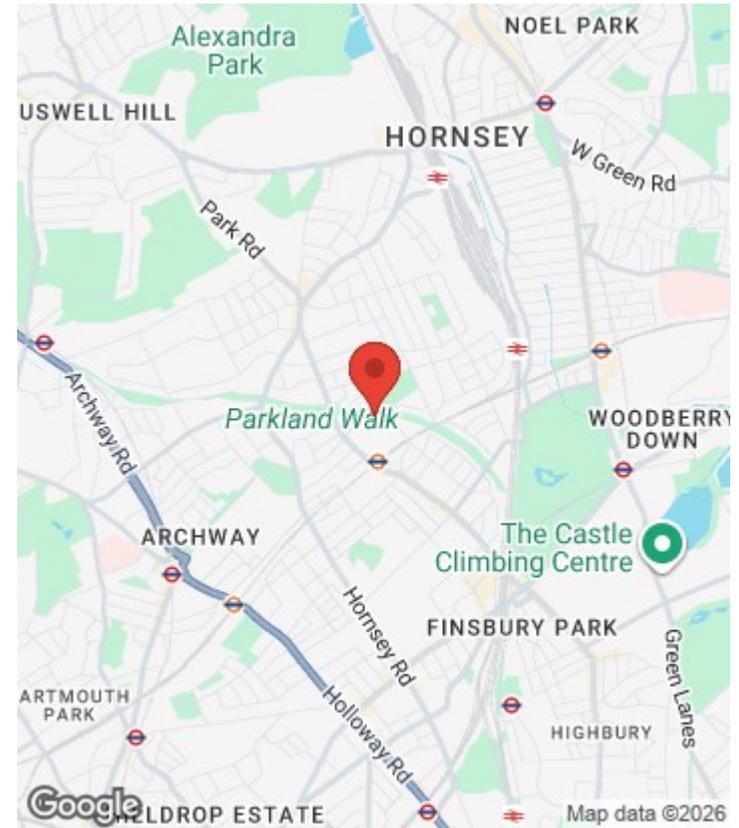
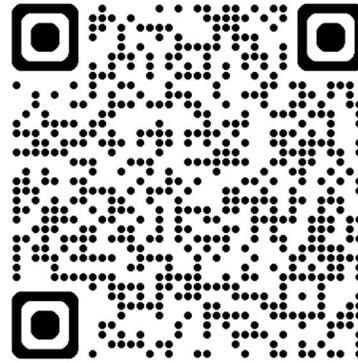
Approximate Gross Internal Area = 2003 sq ft / 185.8 sq m (Includes Void)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



For a guide to the area please scan this code for more information



House - Semi-Detached

Freehold

Council: To be advised

Council Tax Band: New Build

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

12 Topsfield Parade
Crouch End
London
N8 8PR

OFFICE DETAILS

020 8348 5515
crouchend@castles.london
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A	(81-91) B		
(69-80) C	(54-68) D		
(39-53) E	(21-38) F		
(1-38) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	