

Creighton Avenue N2

£2,975,000 *Freehold*

5 | 5 | 3

This stunning, spacious residence boasts five reception areas, creating an outstanding environment for modern family living. Thoughtfully designed to combine comfort and versatility, the home offers abundant space for entertaining, home working, everyday family life and quiet relaxation.

Apart from its impressive interior space that spans four levels, what sets this house aside from ordinary homes is it's build-quality and extraordinary backdrop. Offering modern conveniences throughout, this stunning house boasts 5 bedrooms and 5 reception rooms in a sought-after location. This charming property features a beautifully landscaped garden, ideal for outdoor entertaining and relaxation, backing directly onto Coldfall Wood, a beautiful 14 hectare ancient woodland which was designated as a Local Nature Reserve in 2013.





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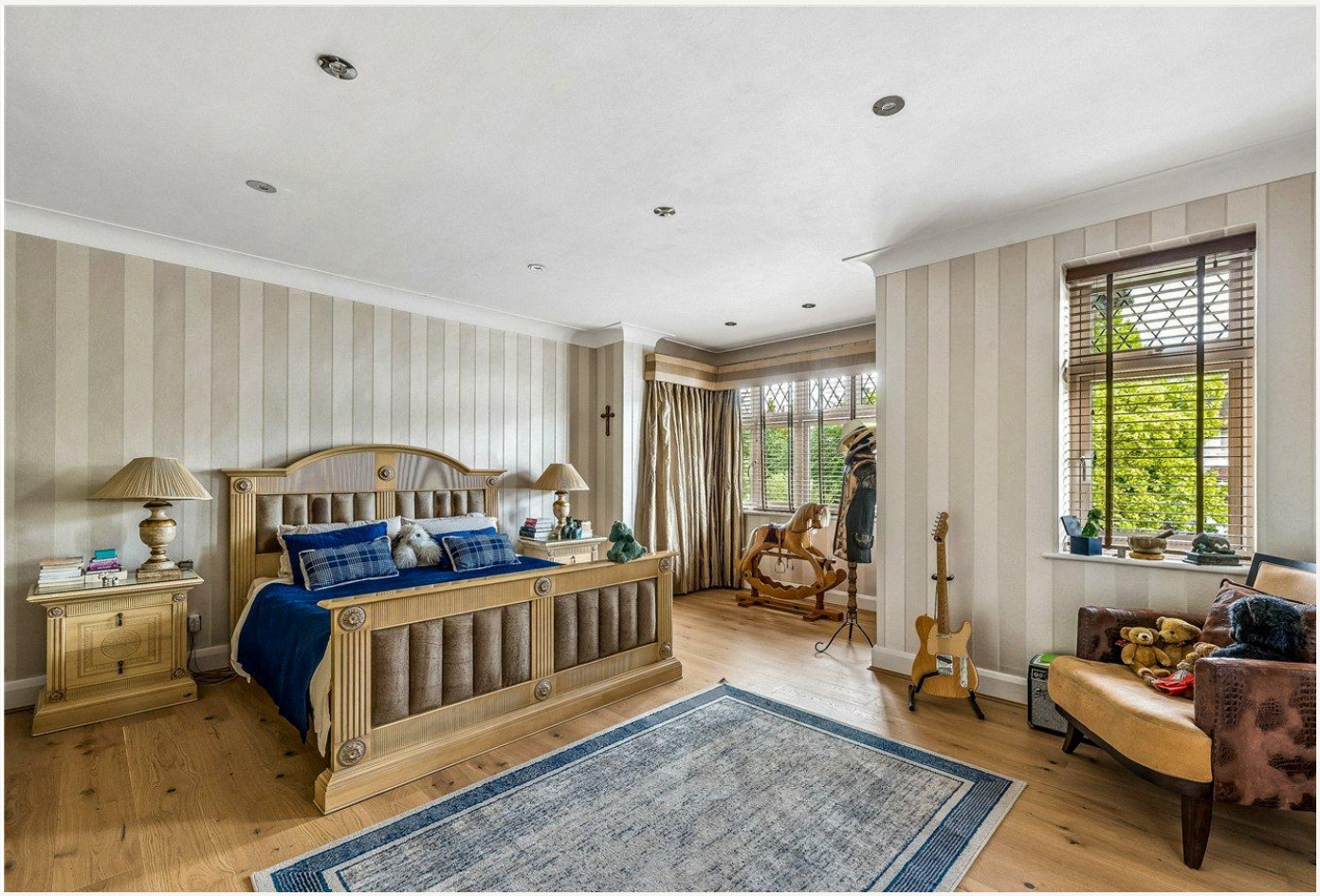
The spacious interior includes a modern kitchen that flows into a separate dining area, both of which connect seamlessly to an eye-catching open-plan extension, creating an ideal space for modern family living and entertaining. The master bedroom benefits from an en-suite bathroom. Additional features include off-street parking for multiple vehicles, a convenient utility room and a downstairs WC. There is a versatile basement that can be adapted to suit the needs of a growing family, offering endless possibilities. Whether used as a cinema room, gym, music room, playroom or a dedicated den for teenagers to relax and socialise, this flexible space provides something for everyone.

Situated in a family-friendly neighbourhood with easy access to local amenities, good schools, and transport links, this property presents an ideal opportunity for those seeking a comfortable and stylish family home.















MATERIAL INFORMATION:

Tenure: Freehold.

Council Tax: Haringey Council BAND G (£3,856.30 for 2026/27).

Utilities: Off-Street Parking.

Ground Rent: Mains connected electricity, gas, water and sewerage.

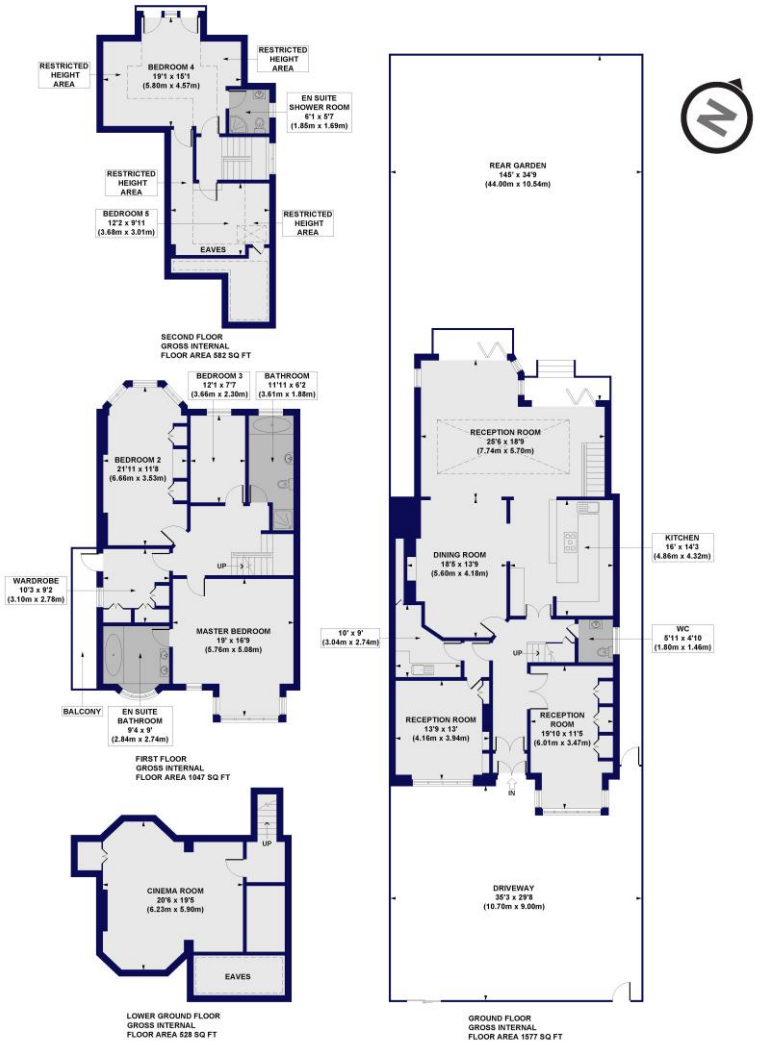
Broadband & Data Coverage: According to Ofcom, Ultrafast Broadband services are available (Openreach and Virgin Media) with good coverage of 5G data coverage for mobile phones pending your service provider.

Construction Type: Bonded-brick and tile.

Heating: Gas central heating.

Creighton Avenue, N2

Approx. Gross Internal Floor Area 3734 sq. ft / 346.89 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 3334 sq. ft / 309.77 sq. m (Excluding Restricted Height Area & Eaves)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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