



David  
Astburys  
ESTATE AGENTS



Denton Road, Crouch End N8  
£1,150,000  
Freehold

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- Refurbishment Project
- Garden
- Roof Terrace
- Potential to Extend STPP
- 2500 Square Feet
- Five Bedrooms
- Catchment to Weston Park Primary School
- Catchment to Rokesly Primary School



### Denton Road, N8

Approximate Gross Internal Area = 2083 sq ft / 193.5 sq m  
 Basement = 394 sq ft / 36.6 sq m  
 Total = 2477 sq ft / 230.1 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID731434)



**Agents Note:** Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	D	B