



**Cairncross Mews, Felix Avenue, Crouch End, N8**  
**£1,999,500**

**Freehold**



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**Litchfields are delighted to present this truly stunning four bedroom two reception newly built architecturally designed family house with an additional detached one bedroom studio house within private gated grounds and in the heart of Crouch End. This remarkable brand new house and separate studio house (held on individual titles) are situated down a private gated driveway occupying an exclusive location. The property is situated within 500 yards from Crouch End's vibrant Broadway and its many shops, cafes & restaurants. This cleverly inventive eco-friendly residence, including a standalone studio house, boasts a total 2837 sq ft. of living space and parking for a minimum of three cars. The exceptional main house offers a high pitched reception room over 47 ft in length and boasts sliding glass doors which lead onto a enclosed private garden. The multipurpose accommodation consists of two bedroom suites, a further double bedroom, a private study or fourth bedroom, a cinema room, a family bathroom and guest WC along with two further decked areas. The one bedroom studio house with a secluded cobbled terrace area provides an additional space for a variety of options. EPC - C**





Bedroom 1



Family Bathroom



En-suite Bathroom





**Architecturally designed**  
**Four bedrooms 2 with en-suite**  
**Two receptions**  
**Separate studio house**  
**Private gated development**  
**Central Crouch end location**  
**Off Street parking**  
**Chain free**  
**Freehold**  
**10 years new build guarantee**  
**CCTV and alarm system**



Bedroom 4



En-suite Shower Room





Cinema Room





# Cairncross Mews, London

Approximate Gross Internal Area = 2419 sq ft / 224.7 sq m

Garden House = 418 sq ft / 38.9 sq m

Total = 2837 sq ft / 263.6 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in  
accordance with the current edition of the RICS Code of Measuring Practice



# STUDIO HOUSE









