



Boyton Road, N8

£725,000 *Freehold*

Chain-free three-bedroom mid-terraced home set at the foot of Alexandra Palace and Priory Park, offering generous living space and a private rear garden. Ideally located within walking distance of Hornsey station (0.6miles) and Campsbourne Primary School.

KEY FEATURES

- Chain-free
- End-of-terrace
- Three-bedroom
- Private rear garden
- Set at the foot of Alexandra Palace & Priory Park
- Double-reception
- Spacious bathroom
- Kitchen leading onto private garden
- Catchment of Campsbourne Primary School
- 0.6miles to Hornsey Overground station



Crouch End

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DESCRIPTION

Offered chain-free, this attractive three-bedroom end-of-terrace home (840sq ft / 78sq m) is ideally positioned at the foot of Alexandra Palace and Priory Park, combining generous living space with a highly sought-after North London setting. Perfect for families and professionals alike, the property enjoys a peaceful residential location within easy reach of vibrant local amenities and green open spaces.

The accommodation features a bright and spacious double-reception room, a kitchen that leads directly onto a private rear West facing garden. On the second floor, there is 2 double bedrooms and one study room complemented by a spacious bathroom.

The property falls within the catchment for popular Campsbourne Primary School and is just 0.6 miles from Hornsey Overground station, offering convenient links into the City and beyond. Residents will also enjoy easy access to the amenities of High Street Hornsey and Crouch End Broadway, both just a short stroll away.



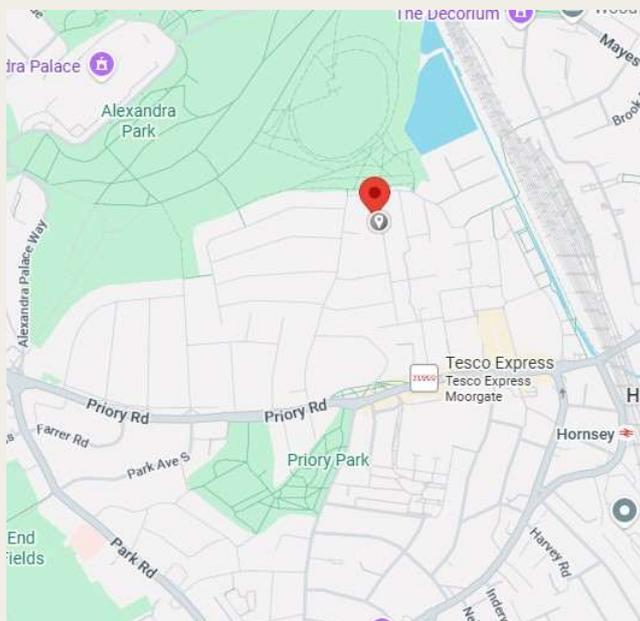


MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: Council tax D (£2,208 in 2025/6)

EPC rating: D

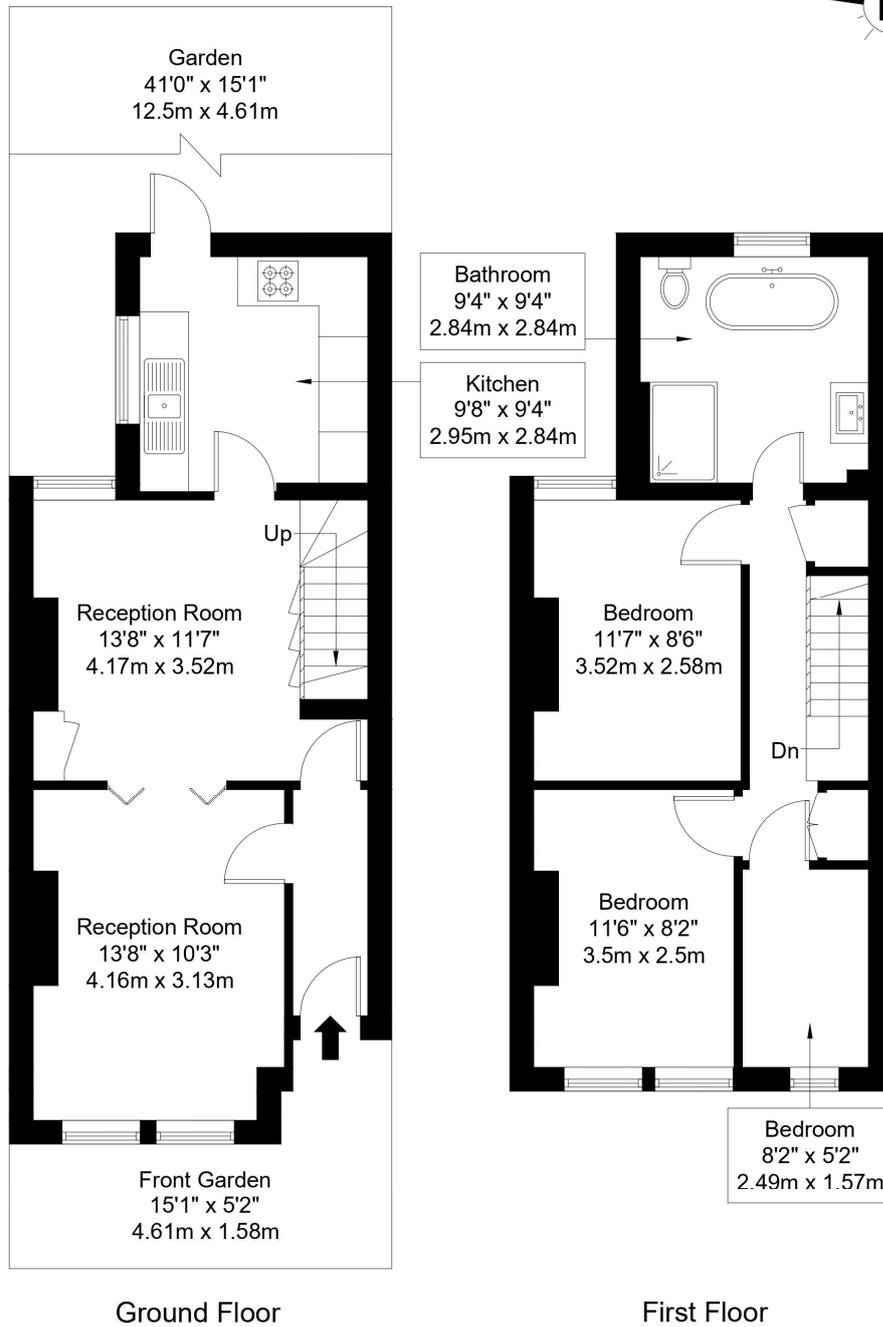
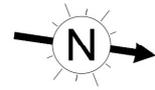


EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Boyton Road, N8 7AE

Approx Gross Internal Area = 78 sq m / 840 sq ft



Ref :

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