AUCOOT



ADDRESS
Plane View, Crouch End, London N8

PRICE
£700,000 – £750,000

ARCHITECT
MacLean Architecture

Its contemporary exterior nods to the spatial complexity beyond, where a sequence of split levels, double-height ceilings and carefully positioned glazing creates an expansive interior.

On the ground floor, the plan opens into a generous dining space with direct access to the patio garden. From here, the full height of the house reveals itself, with the room opening upwards towards the mezzanine above and natural light drawn deep into the plan. The kitchen is positioned to the rear with a small step down, creating a subtle distinction between the two spaces. Finished with sleek cabinetry, stone worktops and integrated appliances, it has been designed to fit in with the seamless, modern aesthetic. A separate guest W/C and handy provisions for storage are also located on this level.

Descending to the lower-ground floor, the principal bedroom occupies much of the plan. Built-in storage has been incorporated, leaving ample space for additional furniture and creating a calm, uncluttered feel. An adjoining bathroom is arranged around the lightwell and includes a freestanding bath, twin basins and a separate walk-in shower.

Ascending through the house, the upper floor has been given over to a dramatic mezzanine living space. Overlooking the space below, it remains connected to the dining room while retaining a sense of separation and privacy. Skylights and high-level windows introduce an abundance of natural light, accentuating the height and volume of the room. There is also space for a study area, allowing this level to function flexibly as both a place to work and relax.

The patio garden is accessed directly from the dining room and forms a private extension of the interior. Enclosed by white-painted walls and softened by mature planting, there is space for outdoor dining, seating and a collection of potted plants. Alexandra Park lies less than a five-minute walk away, offering expansive green space and far-reaching views across London.

EPC
B





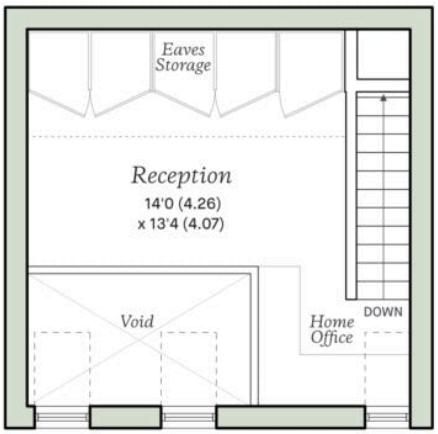




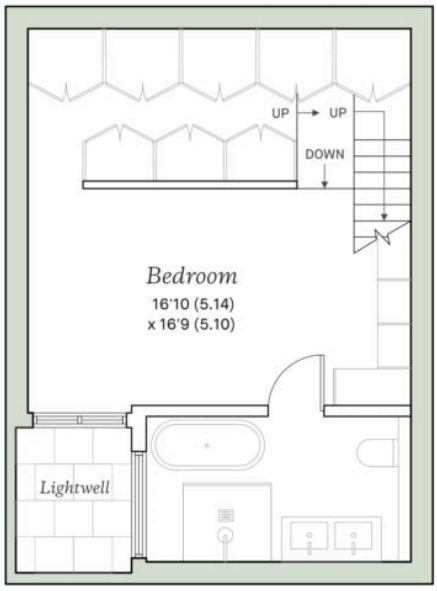
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Crouch End
London N8

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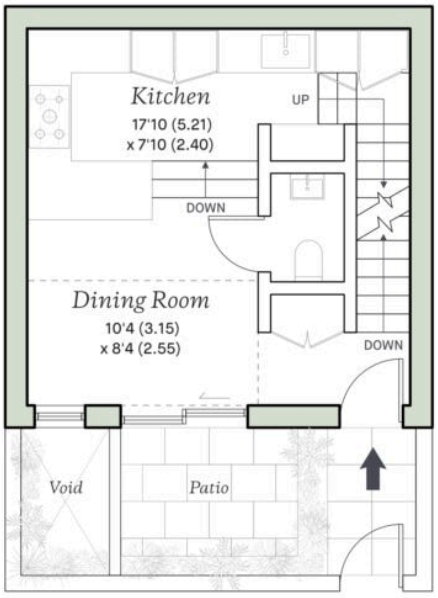
Denotes restricted head height



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

Approx. Internal Area = 794 sq ft / 73.8 sq m
Limited Use Area = 68 sq ft / 6.3 sq m
Total Area = 862 sq ft / 80.1 sq m
For identification only - Not to scale
RICS Property Measurements Standard

AUCOOT

These particulars are believed to be correct at the time of generation but their accuracy is not guaranteed and they do not form part of any contract. Measurements are approximate. Generated 6 October 2026. A further 32 photographs are available on the listing.