

GIESBACH ROAD N19

£975,000 FREEHOLD

Offering for sale a three bedroom house, arranged over three floors of a two storey period building, set in a tree-lined road in N19.





Giesbach Road is ideally located in Archway, nearest tube station being Archway (Northern line) and close to Upper Holloway overground station, good local bus services, shops & Whittington Park. Islington Upper Street & Highbury Corner in one direction and Highgate Village in the other are served by bus services from Holloway Road.

The house, which requires updating, comprises a reception room with a bay to the front with a further reception room behind and a kitchen/breakfast room all on the ground floor, with stairs up to a windowed bathroom and a separate w.c on the half-landing. There are then two bedrooms on the first floor with stairs up to a further bedroom on the top floor above. The house also has access to a patio garden and a cellar.

PLEASE NOTE ALL THE PHOTOS WITHIN THIS BROCHURE WERE TAKEN JUNE 2024

- | | |
|------------------------------------|---|
| Parking: | We have been advised by the owner car permit required |
| Utilities: | The property is serviced by mains water, electricity, gas and sewage |
| Broadband and Data Coverage | Ultrafast Broadband services are available via Openreach, Community Fibre, Virgin Media |
| Construction Type: | We have been advised by the owner brick with tile roof |
| Heating: | Gas central heating |

Council Tax: London Borough of Islington - Council Tax Band: E (£2,458.89 for 2025/26).













Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract.

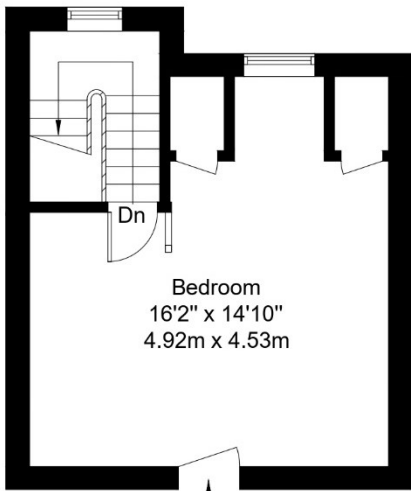
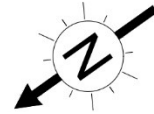
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Giesbach Road, N19 3EH

Approx Gross Internal Area = 131 sq m / 1410 sq ft

Patio = 23.8 sq m / 256 sq ft

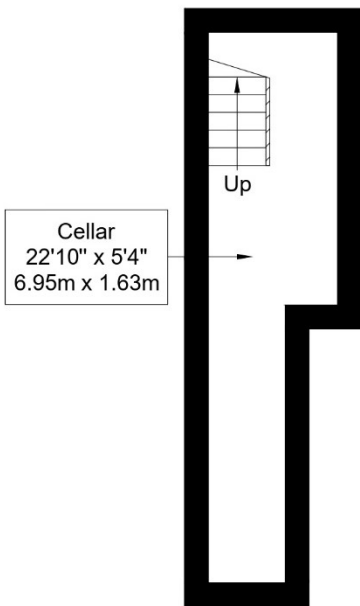
Total = 154.8 sq m / 1666 sq ft



Bedroom
16'2" x 14'10"
4.92m x 4.53m

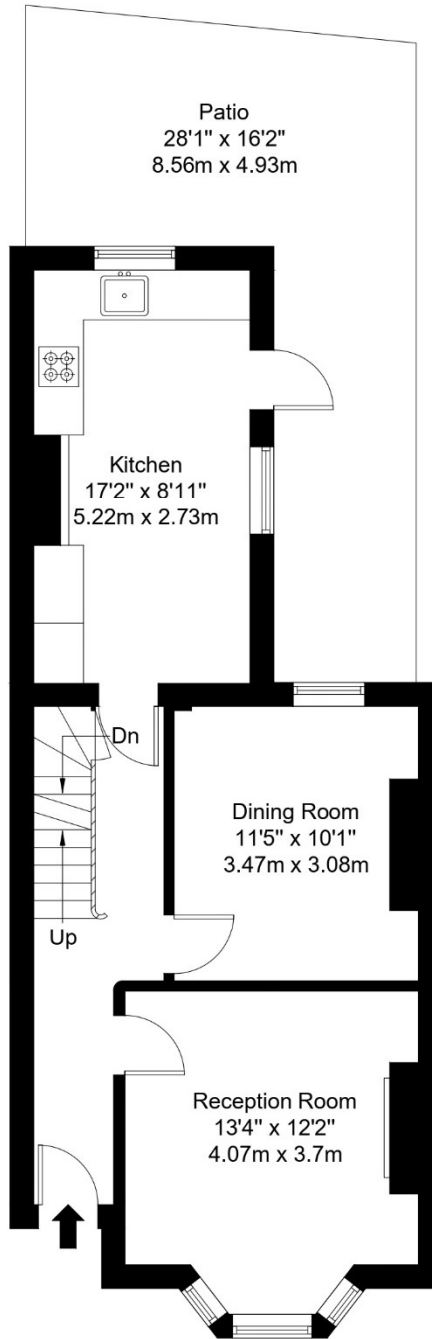
Eaves / Storage
no access

Second Floor



Cellar
22'10" x 5'4"
6.95m x 1.63m

Cellar



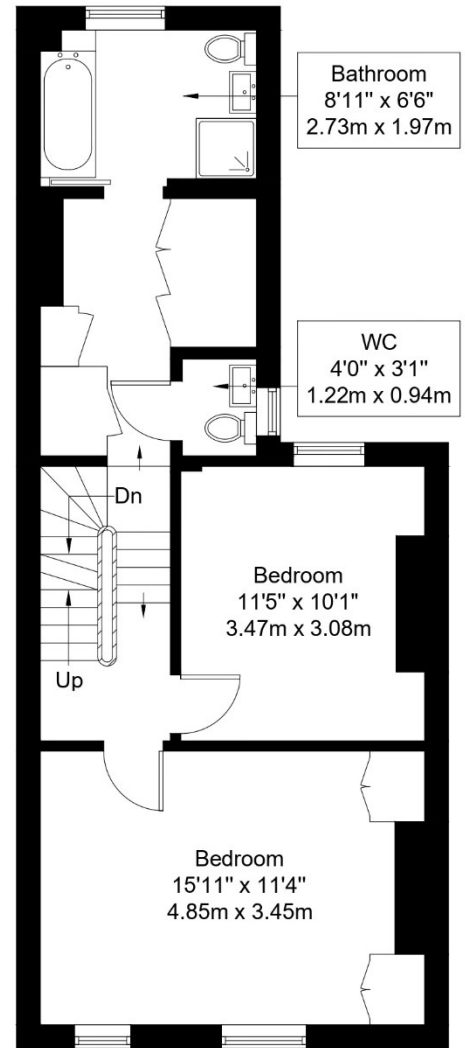
Patio
28'1" x 16'2"
8.56m x 4.93m

Kitchen
17'2" x 8'11"
5.22m x 2.73m

Dining Room
11'5" x 10'1"
3.47m x 3.08m

Reception Room
13'4" x 12'2"
4.07m x 3.7m

Ground Floor



Bathroom
8'11" x 6'6"
2.73m x 1.97m

WC
4'0" x 3'1"
1.22m x 0.94m

Bedroom
11'5" x 10'1"
3.47m x 3.08m

Bedroom
15'11" x 11'4"
4.85m x 3.45m

First Floor

Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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