

**CELIA ROAD N19
OFFERS IN EXCESS OF
£1,800,000 FREEHOLD**

Offering for sale a five bedroom house, arranged over four floors of a period building, set in one of three roads located off Lady Margaret Road N19, in Tufnell Park.





Celia Road is located off Lady Margaret Road, nearest tube stations being Tufnell Park and Kentish Town (both Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes, Tufnell Park Tavern, Tufnell Park Playing Fields with its tennis courts, Parliament Hill Lido & Parliament Hill Fields with Hampstead Heath beyond.

The property which has two front entrances on the lower and raised ground floors, offers well-proportioned living accommodation and has an outbuilding in its rear garden. The house comprises two reception rooms, a kitchen, five bedrooms (one being used as a Drawing room), a bathroom, a shower room, two separate wc's, and a kitchen/utility room.

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| Parking: | We have been advised by the owners residents parking permit |
| Utilities: | The property is serviced by mains water, electricity, gas and sewage |
| Broadband and Data Coverage | Ultrafast Broadband services are available via Openreach, G Hyperoptic, Virgin Media. |
| Construction Type: | We have been advised by the owners brick with slate roof |
| Heating: | Gas central heating |

Council Tax: London Borough of Islington - Council Tax Band: F (£2,774.10 for 2024/25)





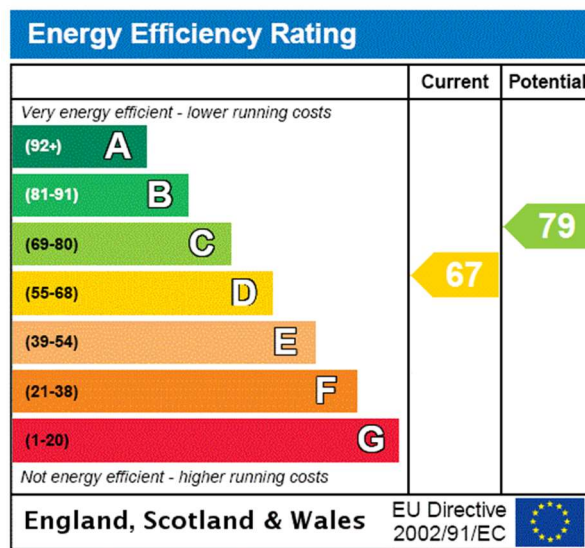






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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.



Celia Road, N19 5ET

Approx Gross Internal Area = 185.8 sq m / 2000 sq ft

Restricted head height = 4.6 sq m / 50 sq ft

Outbuilding = 11.7 sq m / 126 sq ft

Garden = 31.3 sq m / 337 sq ft

Front Garden = 9.1 sq m / 98 sq ft

Total = 242.5 sq m / 2610 sq ft



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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