

**ELTHORNE ROAD N19
OFFERS IN EXCESS OF
£1,050,000 FREEHOLD**

A well-proportioned and delightful four bedroom house, arranged over three floors of a period building in N19.





Elthorne Road is located off Holloway Road, nearest tube station being Archway (Northern line) and close to Upper Holloway overground station, 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 comprises two connecting reception rooms, a kitchen/breakfast room and a cloakroom all on the ground floor, with stairs up to a bedroom and a windowed bathroom on the half-landing. There are then two bedrooms on the first floor, with stairs leading up to a further bedroom on the top floor above. The house also has access to a rear garden.

Parking: We have been advised by the owners- council street 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, Community Fibre , Virgin Media.

Construction Type: We have been advised by the owners brick, tiled roof

Heating: Gas central heating

Council Tax: London Borough of Islington - Council Tax Band: E (£2,347.32 for 2024/25)







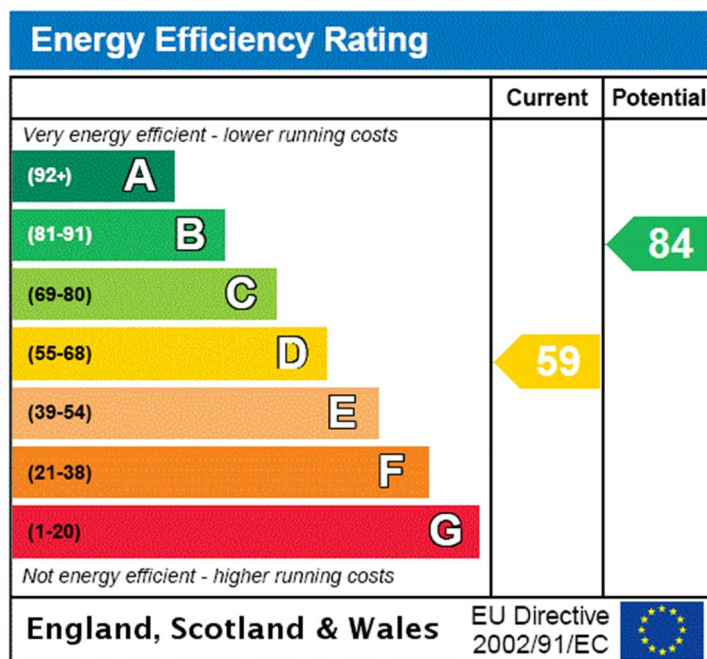






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



Elthorne Road, N19 4AG

Approx Gross Internal Area = 114.7 sq m / 1235 sq ft

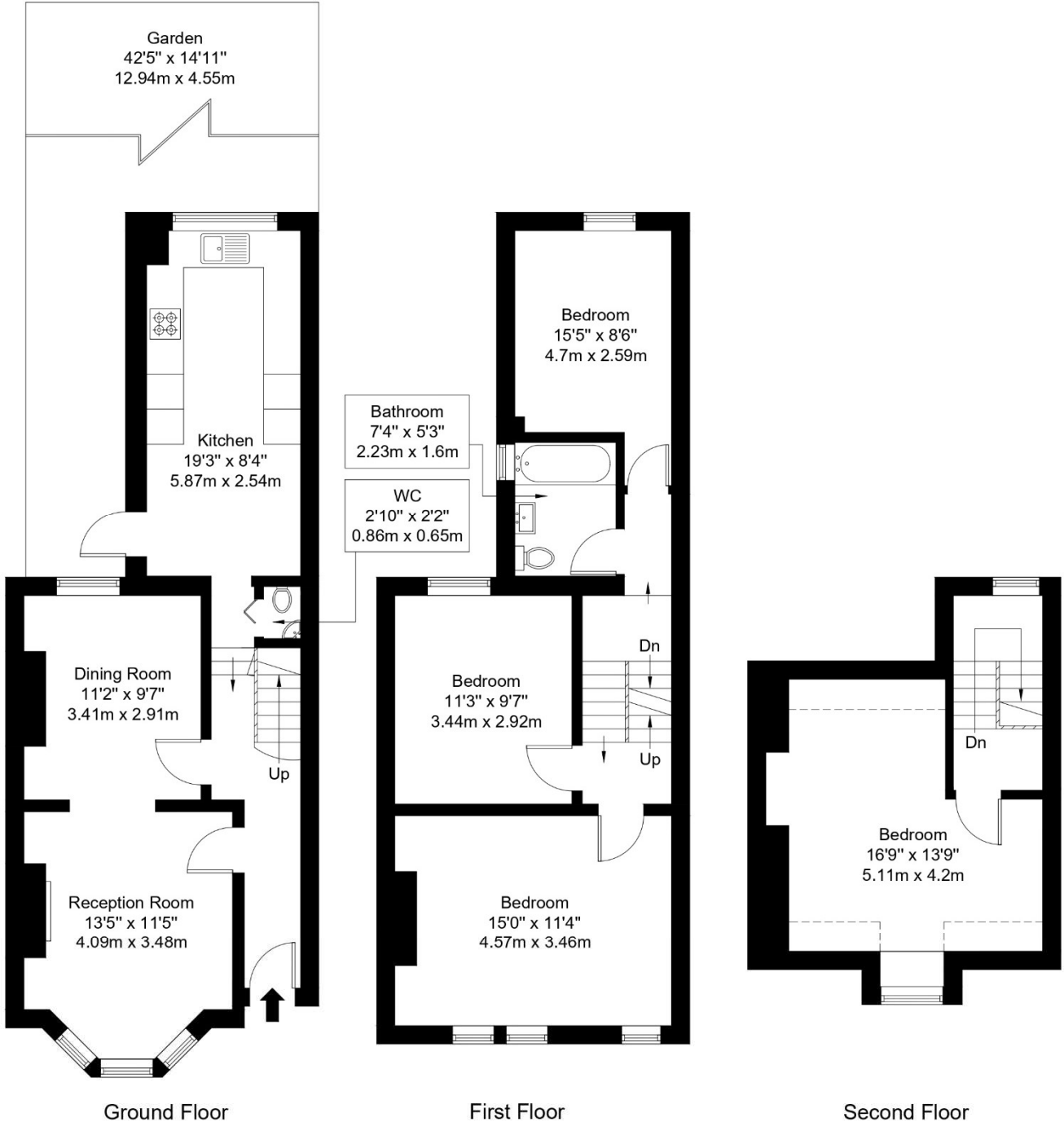
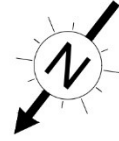
Restricted head height = 3 sq m / 32 sq ft

Garden = 43.7 sq m / 470 sq ft

Total = 161.4 sq m / 1737 sq ft



= Reduced headroom below 1.5m / 5'0"



Ref :

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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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