



Grenville Road, N19 4EH

Guide Price Of £900,000
Freehold



Grenville Road N19

Guide Price Of £900,000

Freehold

Attractive two storey Freehold house presently arranged as a ground floor one-bedroom garden flat and a two-bedroom first floor flat, retaining much charm and character offering a great deal of potential.

The ground floor offers a separate reception space with large bay window and period fireplace, behind this a bedroom with sash window, cast iron fireplace and Victorian cupboard to the alcove. At the rear a large kitchen, bathroom and wc plus access to the mature rear garden with pond. The upper level features an attractive large kitchen with white wall and base units and wooden work surfaces. A bathroom with panelled bath and stylish tiled splash back, Victorian pedestal wash hand basin and separate wc. Stairs lead up to a double bedroom and spacious main bedroom or reception space with additional smaller study/ bedroom. This level also provides access to a large loft space.

Offering 1254 SQ FT / 116 SQ M of light and characterful living space in a pleasant residential turning between Finsbury Park (Victoria and Piccadilly lines) and Archway (Northern line).

- Attractive period property
- Freehold house
- Presently arranged as two units
- Retaining a wealth of character
- Scope to extend and improve
- Quiet and convenient location
- Internal viewings recommended
- 1254 SQ FT 116.5 SQ M





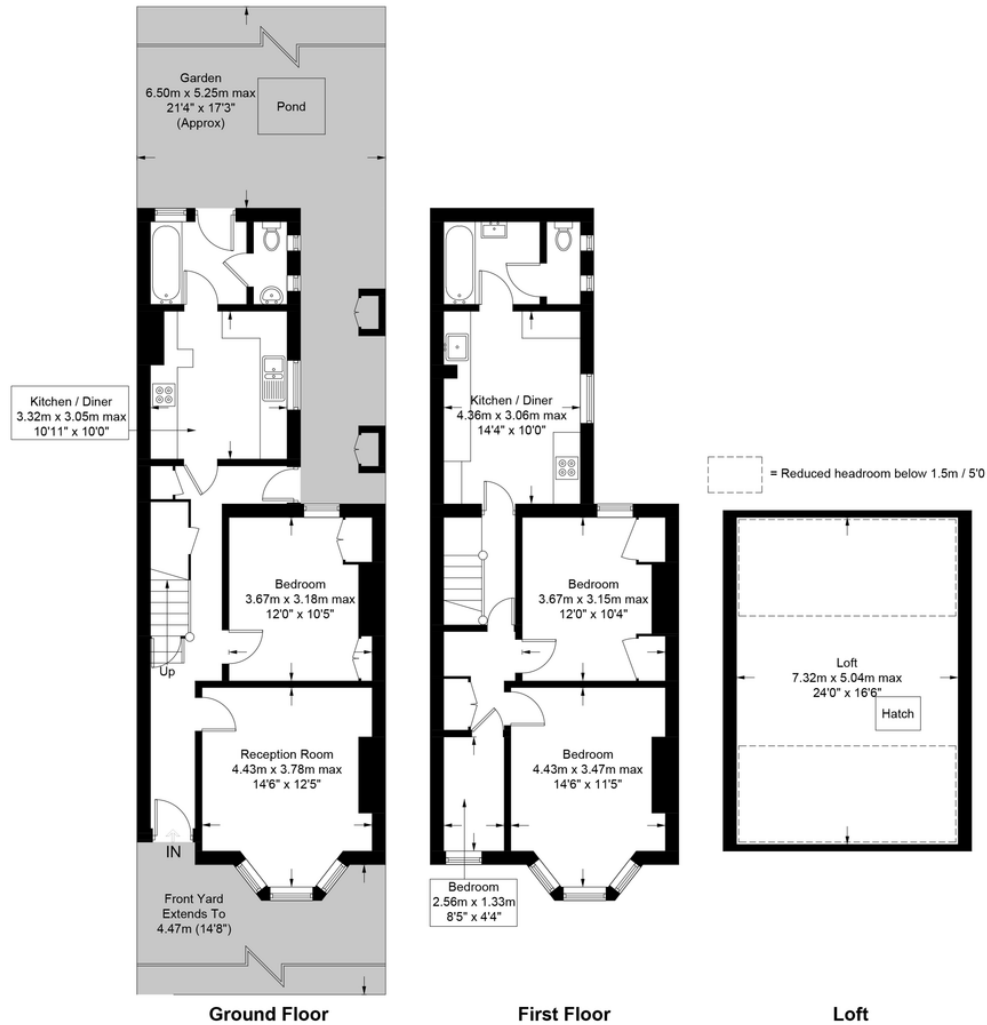


Grenville Road, N19

Approximate Gross Internal Area = 1254 sq ft / 116.5 sq m
 Loft = 154 sq ft / 14.3 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 235 sq ft / 21.8 sq m
 Total = 1643 sq ft / 152.6 sq m

DAVID ANDREW

your most valuable asset



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID690985)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

Archway Office

671 Holloway Road
 London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
 London N5 2XE

T (0)20 7354 9111

Stroud Green Office

167 Stroud Green Road
 London N4 3PZ

T (0)20 7281 2000

General Contact

E info@davidandrew.co.uk

W www.davidandrew.co.uk

