



Fairbridge Road, N19 3HP

£460,000  
Leasehold





# Fairbridge Road

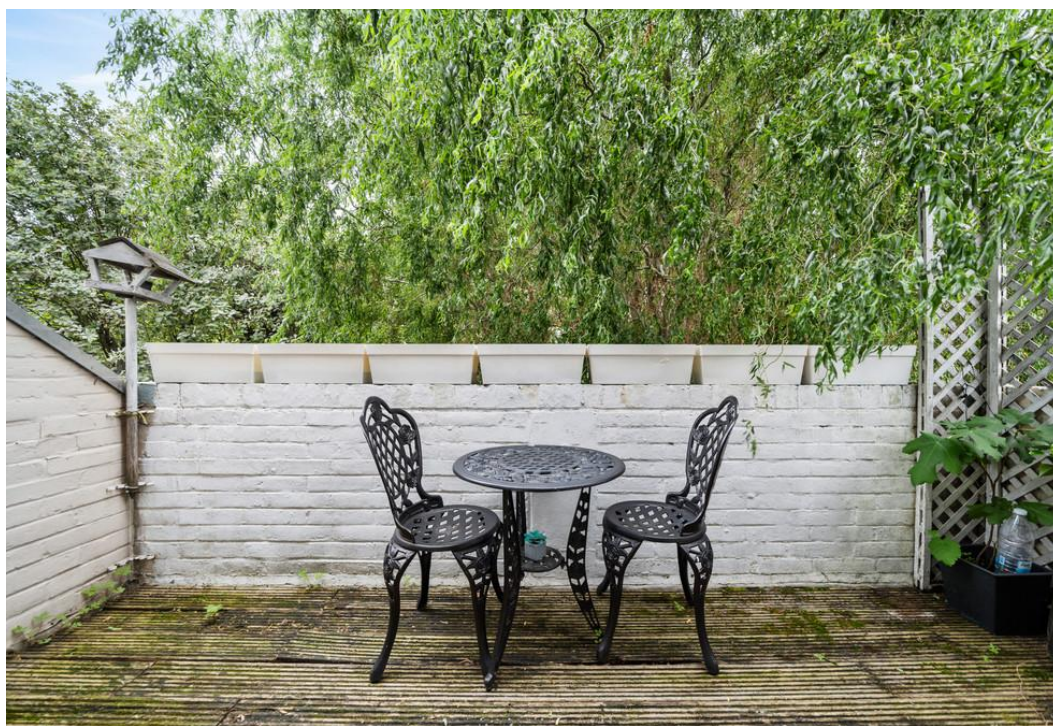
£460,000

Leasehold

This spacious, bright, three-bedroom upper maisonette comprises 867 sq.ft / 80.6 sqm of living space over two levels. It benefits from a fitted kitchen / diner, a shower room and separate WC, three good-sized bedrooms, ample storage and a wonderful bright living area which leads to a south-east facing balcony.

Situated on the popular Bretton estate, the property is located within walking distance of Archway Underground (Northern Line) and Upper Holloway Overground stations together with access to local bus services, parks, shops and restaurants.

- 867 sqft / 80.6 sqm
- 3 bedrooms
- Upper maisonette
- Eat-in kitchen
- Spacious reception
- Balcony
- Leasehold
- Shower room







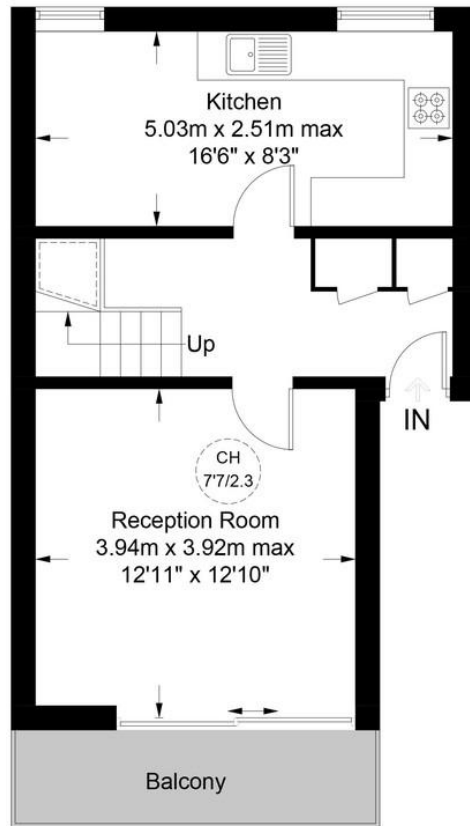


## Bretton House, N19

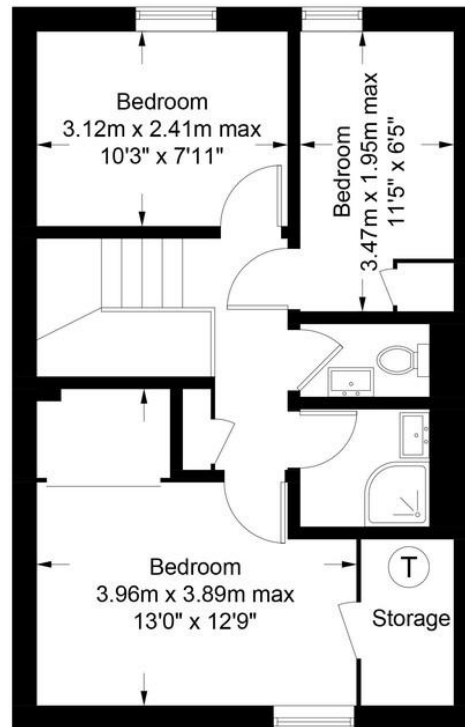
Approximate Gross Internal Area = 867 sq ft / 80.6 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 6 sq ft / 0.6 sq m

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 = Reduced headroom below 1.5m / 5'0



First Floor



Second Floor

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. (ID1001947)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & 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 or 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.

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Certified  
Property  
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