





Heathville Road N19 3AL

An exceptional four-bedroom, period family home located in a quiet, tree-lined residential turning.

This attractive property is bathed in wonderful natural light retaining many original features, including high ceilings, ornate fireplaces, stripped wooden flooring and great views from the top bedroom.

It's a simple house with an uncomplicated layout which gives it such a sense of space as it flows seamlessly from top to bottom. It has been recently redecorated in neutral colours, windows have been refurbished, stained glass doors restored and a wood burning fire installed in the main reception room. The top floor shower room has been completely revamped, including skylight and underfloor heating. The main family bathroom has also been updated. Benefitting from a relatively new boiler, the kitchen was completely refurbished to a high standard in 2020 creating a great focal point with space for dining table and sofa to enjoy the views over the garden. The house has lots of storage including a spacious loft and small cellar. The garden is north- west facing but has full sun for most of the day as it's almost end terrace (a modern house was built on the side on what was the garage for this house in approximately 2004).

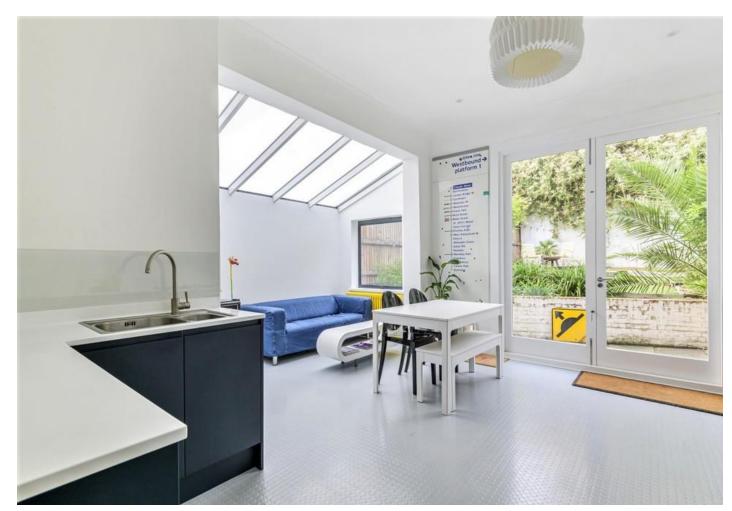
It's location is fantastic, close to so many green spaces (Parkland Walk, Finsbury Park, Queens Wood, Elthorne Park), brilliant transport links — walkable to Archway (Northern Line) and Finsbury Park (Victoria and Piccadilly Lines and Overground to Gatwick, Brighton and Peterborough and Cambridge), Crouch Hill overground which links you to Richmond/Kew and also Stratford, buses to Brent Cross, Wood Green and central London — you really are spoilt for choice. There are some fantastic pubs and eateries right on your doorstep — either in Crouch End or along Stroud Green Road, or further to Blackstock Road if you fancy something a bit different.

The road itself is really quiet, the neighbours are super friendly, and you are in the catchment area for very good local nurseries and schools.

Freehold family home | Four double bedrooms | Accommodation over three floors | Wonderful natural light | Retaining a wealth of charm and character | Extended kitchen diner | Two intercommunicating receptions | Cellar and loft space | North-west facing garden | Bathroom and separate shower room | Presented in move in condition |

















Heathville Road, London, N19

Approximate Area = 2027 sq ft / 188.3 sq m (excludes cellar) Limited Use Area(s) = 86 sq ft / 7.9 sq m Total = 2113 sq ft / 196.2 sq m





your most valuable



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)207281 2000

General Contact

E info@davidandrew.co.uk

W www.davidandrew.co.uk



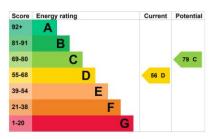


Whilst Care has been excercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept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















GROUND FLOOR

