



Fairmead Road, N19 4DF

£1,600,000
Freehold



Fairmead Road

£1,600,000

Freehold

A rare opportunity to fully renovate a six-bedroom family home, situated on a tree-lined residential road within the Mercers/Tavistock Conservation Area. Arranged over three floors, this grand Victorian freehold consists of 2036 sq ft of living space and retains some charming original features. The property comprises six bedrooms, two reception rooms, family bathroom with separate toilet, a cellar, and a kitchen leading to the rear garden and original outside toilet.

Fairmead Road is well-located for access to the open spaces of Whittington Park, Archway underground station (Northern Line), Upper Holloway overground station and an abundance of bars, cafes, shops and amenities on Holloway Road. Located within Yerbury Primary School catchment area with an Ofsted report of 'Outstanding' 2023.

- 2036 sq ft / 189.2 sqm
- Freehold
- 6 bedrooms
- Grand Victorian terraced house
- Fantastic renovation opportunity
- Arranged over three floors
- Vacant possession
- Yerbury Primary School

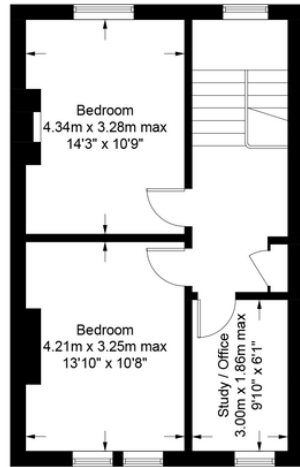




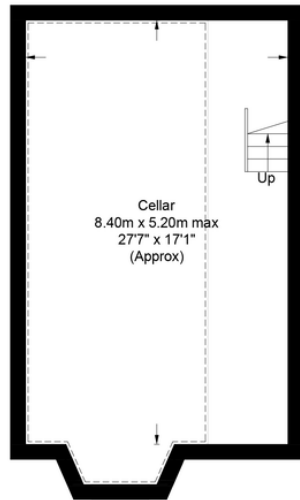


Fairmead Road, N19

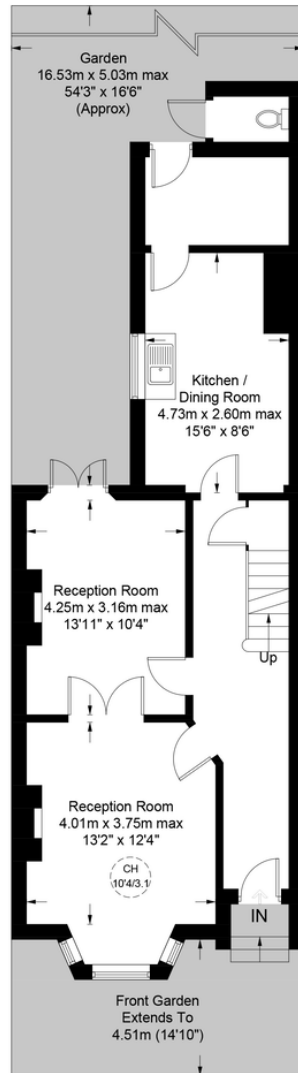
Approximate Gross Internal Area = 1889 sq ft / 175.5 sq m
Basement = 147 sq ft / 13.7 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 337 sq ft / 31.3 sq m
Total = 2373 sq ft / 220.5 sq m



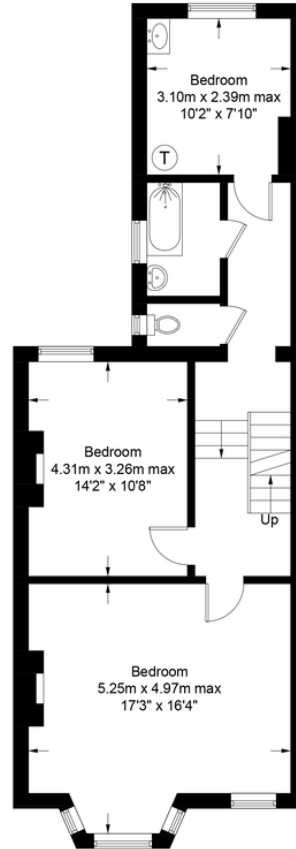
Second Floor



Basement



Ground Floor



First Floor



**Certified
Property
Measurer**

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. (ID1029092)



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General Contact

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		47
(21-38)	F		
(1-20)	G	1	
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.