



**Fairbridge Road, N19 3HZ**

**£625,000 Leasehold**



This delightful maisonette is arranged over the upper two floors of this Victorian conversion property and offers 846 square feet of living space. This characterful property comprises an open-plan kitchen/diner and reception room, two double bedrooms, a four-piece bathroom and separate WC. It further benefits from a 990-year lease.

Fairbridge Road is a beautiful, tree-lined street that's conveniently located within walking distance of Archway underground station (Northern Line), Upper Holloway station (overground) and the open spaces of Whittington Park, Waterlow Park and Parliament Hill. You can

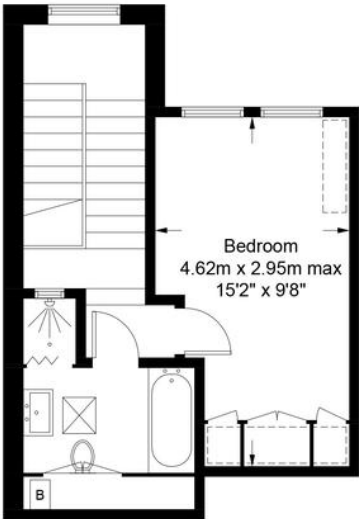
- 846 sqft / 78.6 sqm
- 2 double bedrooms
- Open-plan kitchen/living room
- Period conversion
- 990 year lease
- 4 piece bathroom
- Quiet tree-lined road
- Excellent amenities nearby



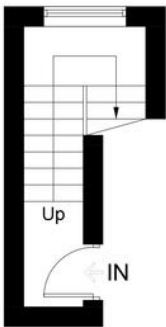
Fairbridge Road, N19

Approximate Gross Internal Area = 825 sq ft / 76.6 sq m  
 Reduced Headroom = 21 sq ft / 2.0 sq m  
 Total = 846 sq ft / 78.6 sq m

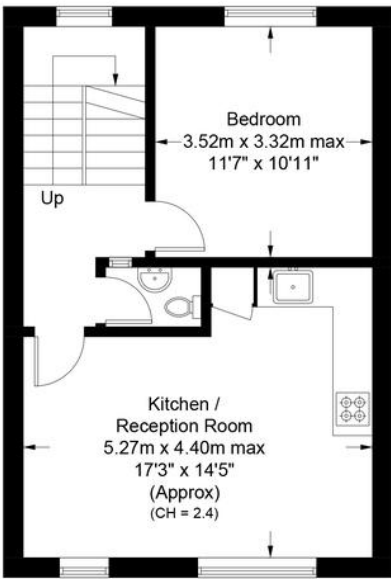
[Dashed Box] = Reduced headroom below 1.5m / 5'0



Third Floor



First Floor



Second 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. (ID1051869)

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Agent's Note:  
 Whilst Care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations of statement or fact. Prospective applicants must make and rely upon their own enquiries and those of their professional representatives. The company accepts no liability for any error contained in these particulars.

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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>                            |         |           |
| (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 |         |           |