



Francis Terrace, N19 5PY

£1,250,000
Leasehold



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A rare and versatile opportunity to acquire this desirable double-fronted family home, offering over 1,500 square feet of living space. Arranged across three floors, it includes three double bedrooms (one ensuite), a family bathroom, guest toilet, spacious kitchen/dining room, and generous living room with access to a private garden. A separate entrance leads to a ground-floor office/studio, easily convertible into a fourth bedroom or integrated into the living space. Period features such as original fireplaces, exposed beams, sash windows, and brickwork enhance the home's character.

Situated on a tree-lined cul-de-sac, Francis Terrace is ideally located between Archway and Tufnell Park (Northern Line) stations, with Upper Holloway overground nearby. The property is within walking distance of Dartmouth Park, Waterlow Park, and Hampstead Heath. Local shops, bars, and restaurants in Tufnell Park, Highgate, and Archway are nearby, with excellent bus and cycle routes to central London.

- 1,587 sqft / 147.4 sqm
- 3 double bedrooms
- Versatile office/studio
- 2 bathrooms
- Arranged over 3 floors
- Private rear garden
- Chain free
- Good transport links

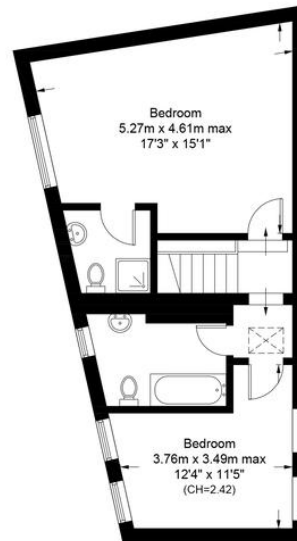




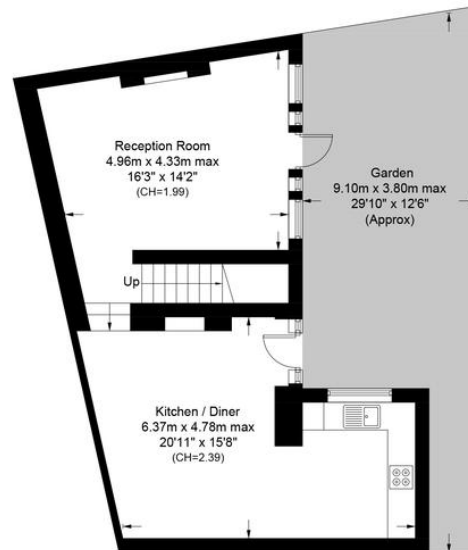


Denmark Court, N19

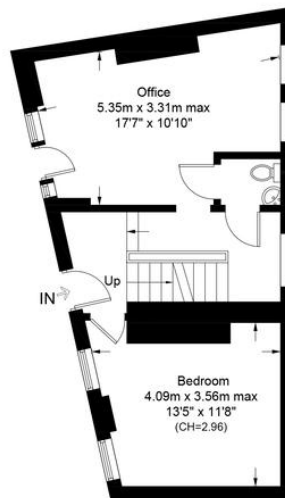
Approximate Gross Internal Area = 1587 sq ft / 147.4 sq m



First Floor



Lower Ground Floor



Ground 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. (ID1163486)



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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		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
	76	86
EU Directive 2002/91/EC		
England & Wales		

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.