



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Ashmount Road, Whitehall Park, N19  
Price £1,345,000 - Freehold




A three bedroom Edwardian house with three reception areas located in the heart of Whitehall Park. Flooded in natural light and benefiting from an array of period features throughout, the ground floor accommodation comprises a south-west facing double reception room with period fireplace and original wooden floors, separate kitchen and a second reception room. The first floor comprises of three bedrooms and a bathroom with a separate WC. Externally the property has a 50 ft rear garden. Further benefits include the original cornicing, a cellar and a large loft space, offering the possibility to add a further bedroom subject to any necessary consents. The property is conveniently situated within close proximity to Whitehall Park Primary School, and walking distance to Archway Underground Station along with the amenities on both Highgate Village and Crouch End Broadway.

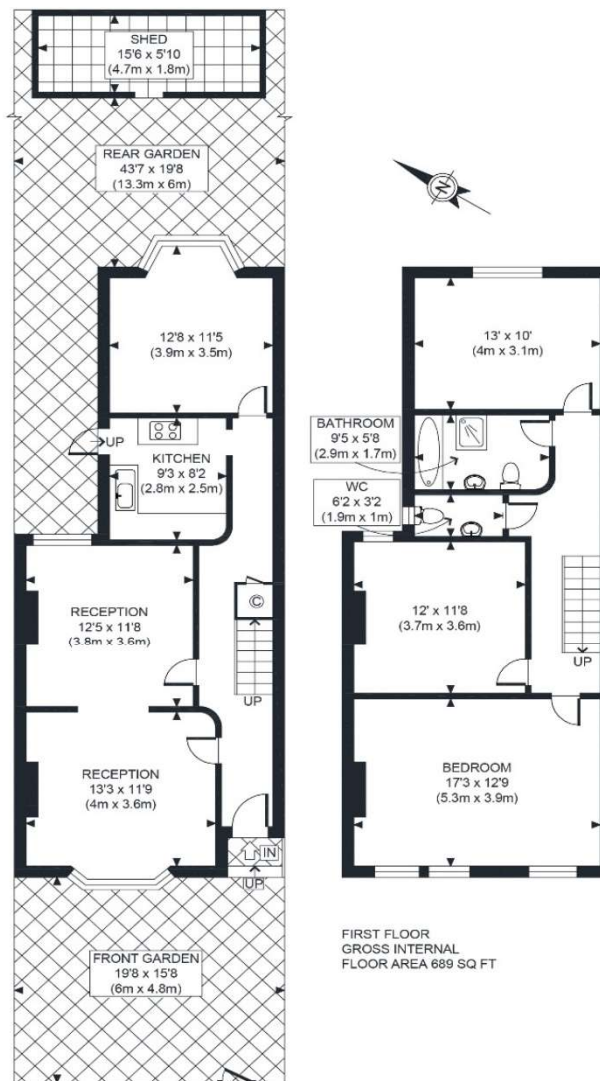
#### Material Information:

The property is Freehold with gas central heating. Fibre broadband is available on the road and the building is serviced by electricity and mains water and sewerage. CPZ street parking is available with restrictions from 10am - 2pm, Monday to Friday. Ashmount Road is a 'School Street' and cars are not permitted from Monday to Friday between the times of 8.30am - 9.15am and 3.15pm - 4.00pm during term time. Permits are obtainable for residents. Mobile phone coverage is available in the property.

Council Tax: London Borough of Islington - Band G  
Approx. Floor Area: 1352 sqft (125.6 sqm)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



APPROX. GROSS INTERNAL FLOOR AREA 1352 SQ FT / 126 SQM		Ashmount Rd
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation		date 15/01/25
		photoplan



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