



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Dresden Road, Whitehall Park, N19
Price £1,300,000 - Freehold

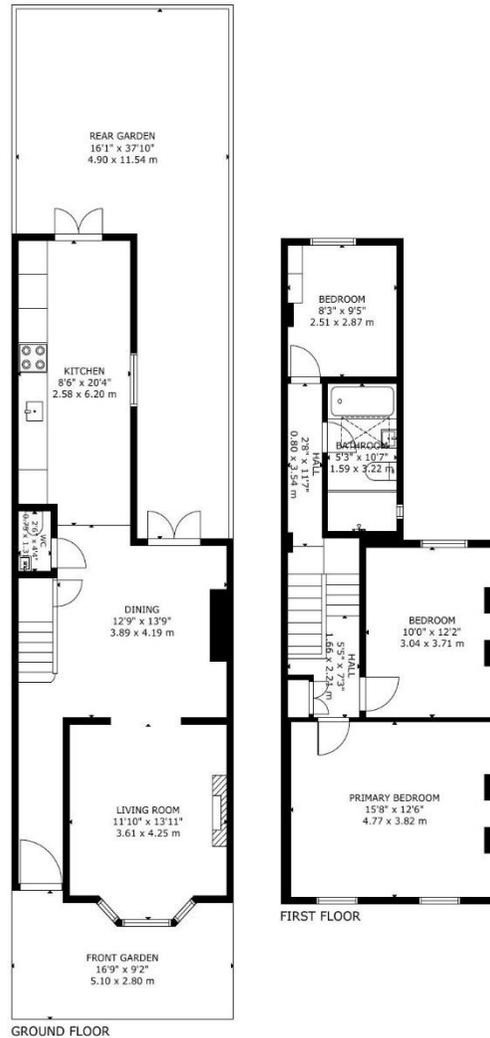
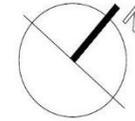
A recently refurbished and extremely well presented three bedroom Victorian end of terrace house arranged over two floors on a sought after road in the Whitehall Park Conservation area, within close walking distance of Archway Underground Station. Boasting an array of period features and original wooden floors throughout, the ground floor accommodation comprises a spacious reception room, dining room, large fully fitted kitchen with under floor heating, and a guest WC. The first floor comprises three bedrooms and a luxurious bathroom incorporating a bath with a separate shower cubicle. There is a large loft that could be converted to provide additional accommodation, subject to planning permission. Further benefits include traditional double glazed timber sash windows to the front of the property along with the original shutters, and double glazed crittal patio doors to the rear. Externally the property has a front garden and a well maintained rear garden. The property is conveniently situated within close proximity to Whitehall Park Primary School, along with the amenities on both Highgate Village and Crouch End Broadway.

Material Information:

The property is Freehold with gas central heating. Ultrafast broadband has been installed in the property, 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. Mobile phone coverage is available in the property.

Council Tax: London Borough of Islington - Band F
Approx. Floor Area: 1158 sqft (107.58 sqm)





GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA
 TOTAL: 107 m²/1,158 sq.ft
 GROUND FLOOR: 54 m²/585 sq.ft, FIRST FLOOR: 53 m²/573 sq.ft
 EXCLUDED AREAS: FRONT GARDEN: 12 m²/133 sq.ft, REAR GARDEN: 38 m²/409 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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



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33 Highgate High Street, Highgate, London, N6 5JT
 Tel: 020 8341 0123
 enquiries@taylorgibbs.co.uk
 www.taylorgibbs.co.uk

