

LEASEHOLD



Character Property

Tytherton Road

Tufnell Park

London

N19 4PZ

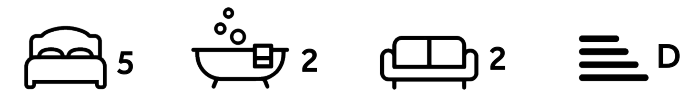
Guide price

£1,850,000

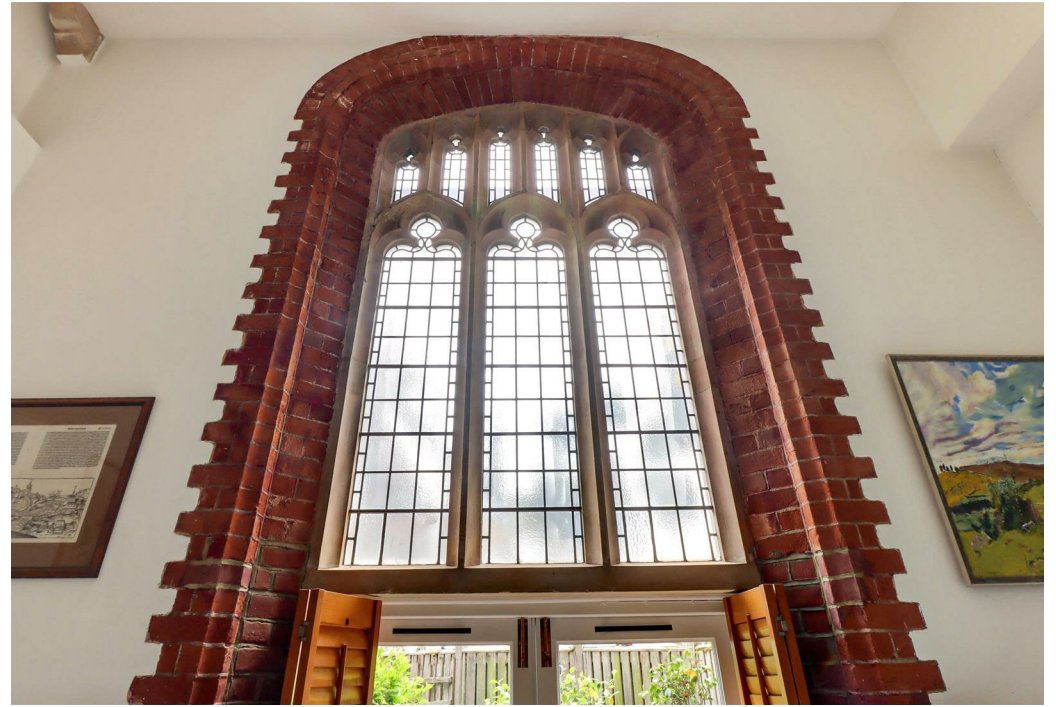
Council Tax Band: H

FEATURES

- Charming Period Features
- Private Garden
- 5 Bedrooms
- 2 Bathrooms
- Reception Room
- Fully Fitted Kitchen
- Utility Room
- Guest WC



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5 Bedroom Character Property located in London

An exceptional five double bedroom home set within an impressive church conversion offering an abundance of period features full of charm and character. This outstanding property is located on a quiet residential street positioned in-between Tufnell Park tube station and Upper Holloway Station (Northern Line) and is also within easy reach of the numerous bus routes which run along the Holloway Road. You enter through grand double doors into a generous hallway with good storage, utility room and a guest cloakroom. The stunning reception is to the rear offering 3.57m high ceilings and most spectacular upper window with double doors leading onto the very private rear garden. The kitchen is fully fitted has a breakfast bar island. The first floor is where you will find two bedrooms including the principal suite with original arched wall and roof lights flooding the room with natural light, good storage and an en-suite bathroom. The second bedroom is a mirror image of the principal bedroom with another arched wall. The second floor consists of two double bedrooms with beautiful detailed original church windows and a modern shower room. The top floor offers versatility and could be used as another bedroom but works well as an impressive second reception area with 4.68m high ceilings and a set of four roof lights set within the roof with original wooden detailing and beams. This property offers an opportunity to live in something special and has to be seen to be appreciated.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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GROSS INTERNAL AREA : 2725 SQ. FT / 253.15 SQ. M
GROSS EXTERNAL AREA : 697 SQ. FT / 64.75 SQ. M
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and doors are approximate. Whilst every care is taken into the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

