

Englefield Road, Islington, N1

Kinleigh Folkard & Hayward









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Asking Price £2,400,000 Freehold

Englefield Road is a quiet street in Islington, close to the bars, restaurants and shops of Upper Street. Transport links are excellent including Canonbury/Essex Road stations and 9 bus routes are nearby, with Angel/Highbury tube stations within walking distance.

- Three double bedrooms
- Through reception
- Kitchen/dining room
- Bathroom
- Two bathrooms
- Guest WC
- Two utility rooms
- 49'3 rear garden

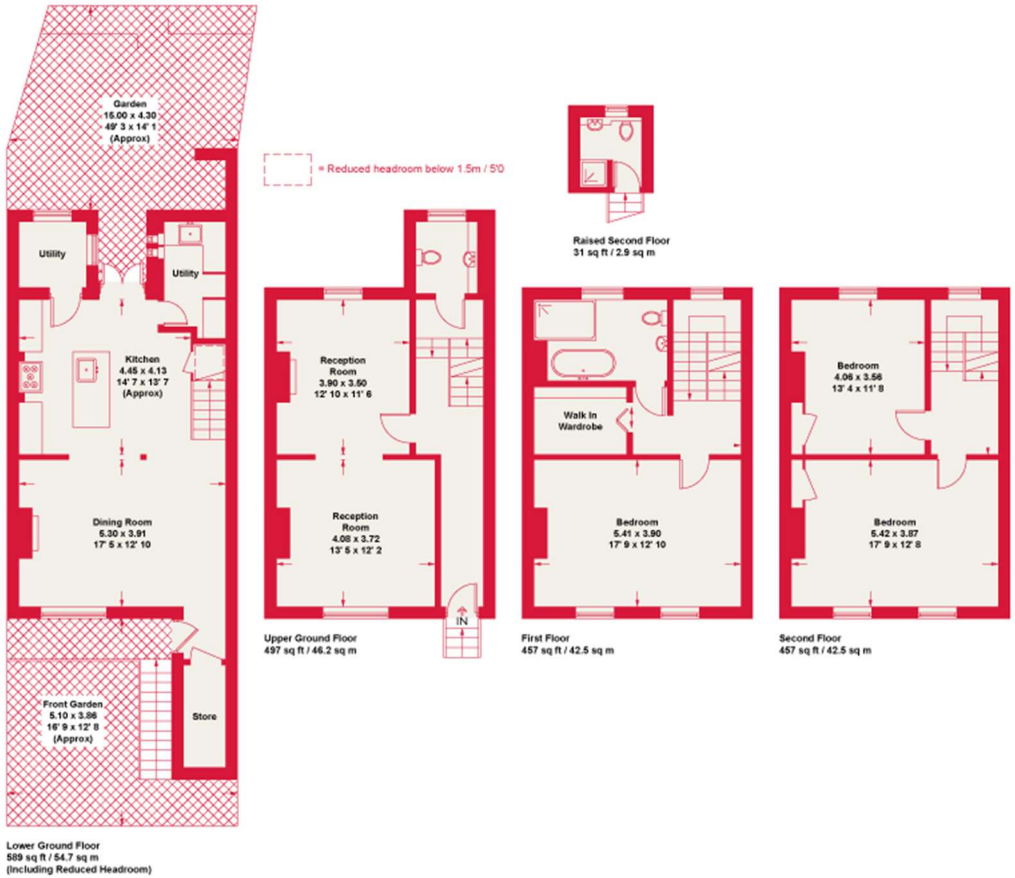
Exceptional bright and spacious 2031 sq ft three double bedroom Victorian house for sale with a through reception room and a superb kitchen/dining room, and a walled 49'3 rear garden.

Local Authority
Islington

For more information or to arrange a viewing please contact:

KFH-Islington Sales
298 Upper Street
London
N1 2TU
020 7226 2487
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Approximate Gross Internal Area = 2025 sq ft / 188.2 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 6 sq ft / 0.6 sq m
Total = 2031 sq ft / 188.8 sq m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is initial guidance only and should not be relied on as a basis of valuation.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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