



**Landseer Road, Islington, N19**

Asking Price: £1,100,000

 Benham  
& Reeves



# Landseer Road, Islington, N19

🛏 3 Bedroom (s)   🚿 2 Bathroom (s)   🔑 Freehold

A beautifully presented three bedroom Victorian terraced house located on this charming, quiet tree-lined road in Upper Holloway.

This spacious property provides 1,245 sqft of generously proportioned accommodation arranged over two floors.

The ground floor enjoys striking open plan living accommodation comprising an impressive 27'4 double reception room with shuttered front bay windows, feature chimney breast and high corniced ceilings, a contemporary fitted kitchen with white high gloss units and breakfast bar and an extended family room with exposed brick walls and bi-folding doors providing seamless access to the rear garden.

The split-level first floor features a spacious principal bedroom with full-height fitted wardrobes, two further bedrooms, a fully tiled bathroom and a shower room.

Additional benefits include a utility room on the ground floor and a secluded south-facing L-shaped landscaped rear garden.

Located in this peaceful enclave of residential turnings, Landseer Road is perfectly placed for easy access to the eclectic mix of independent retailers and high street brands along Holloway Road, with the added community benefit of having one of the area's best pubs, The Landseer Arms, overlooking an open garden square.

The wide-open spaces of Finsbury Park and Hampstead Heath are within easy reach, as are excellent transport links, including Archway underground station (Northern Line), Upper Holloway overground station (Suffragette Line), Finsbury Park underground (Victoria and Piccadilly Lines) and train station (Great Northern and Thameslink) and Holloway Road underground station (Piccadilly Line) with the latter two providing a quick link to Kings Cross & St Pancras International station.





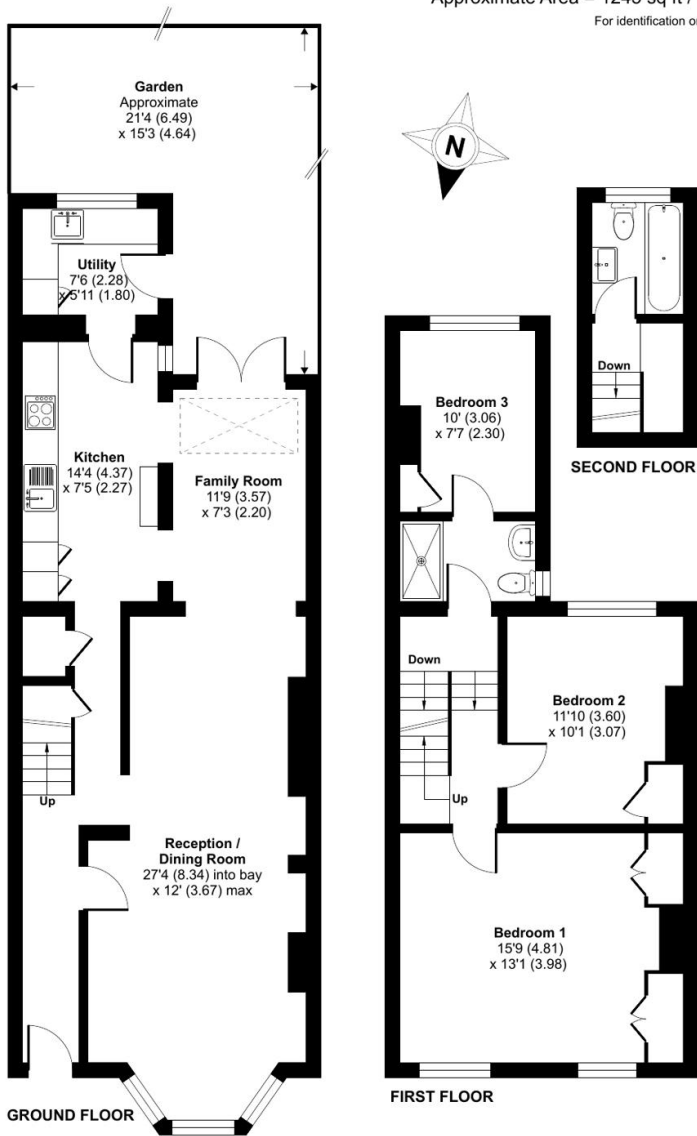


## Property Features:

- Three Bedrooms
- Bathroom
- Shower Room
- Double Reception Room
- Kitchen
- Family Room
- Utility Room
- South-Facing Rear Garden
- Residents Parking

Landseer Road, London, N19

Approximate Area = 1245 sq ft / 115.6 sq m  
For identification only - Not to scale



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

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £1,100,000

Tenure: Freehold

## Viewings:

All viewings are by appointment only through our Dartmouth Park Office.

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