



Poynings Road, Tufnell Park, N19

Guide Price: £1,100,000

 Benham
& Reeves

Poynings Road, Tufnell Park, N19

 3 Bedrooms  1 Bathroom  Freehold

A three-bedroom Victorian house located on this peaceful cul-de-sac, just moments from Dartmouth Park.

Arranged over two floors and retaining wonderful period features, the property enjoys well-proportioned accommodation throughout.

The ground floor comprises two attractive interconnecting reception rooms with high corniced ceilings and solid wood floors, alongside a 17'6" kitchen/breakfast room leading directly to the secluded rear garden.

The first floor provides two spacious double bedrooms, a single bedroom and a large family bathroom.

Situated equidistant (0.4 miles) from both Archway and Tufnell Park underground stations (Northern Line), Poynings Road is perfectly placed for the independent retailers and high-street brands along Fortess Road, Junction Road, and Holloway Road. The rolling acres of Hampstead Heath are within easy reach, as are several highly-regarded local schools, including Hargrave Park, Brookfield, St Joseph's, and St John's.



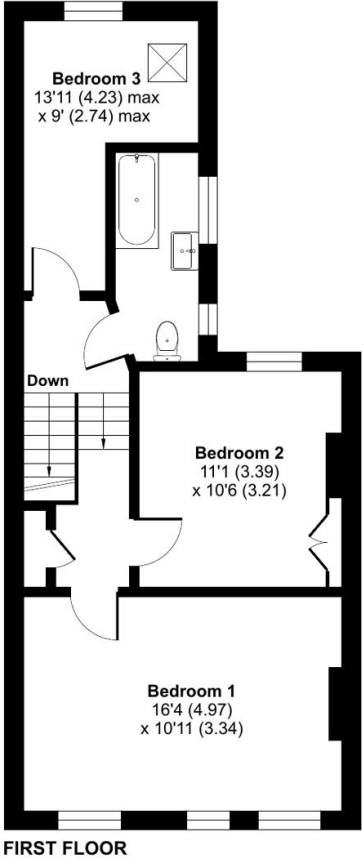
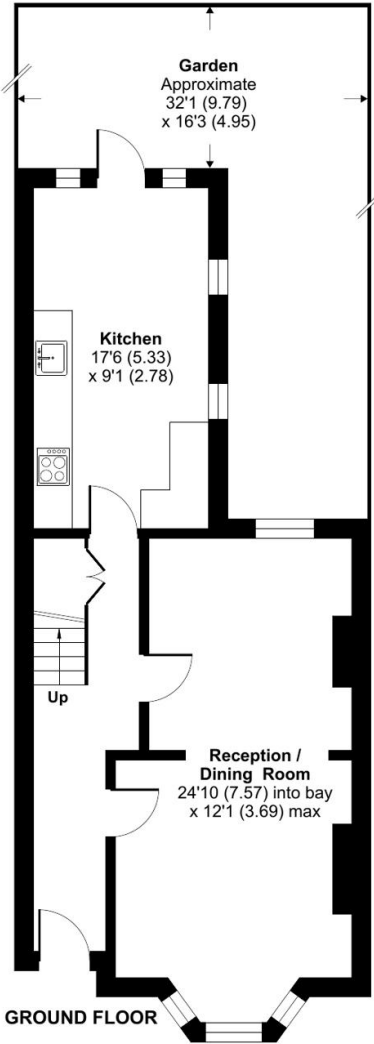


Property Features:

- Three Bedrooms
- Bathroom
- Two Interconnecting Reception Rooms
- Kitchen/Breakfast Room
- Rear Garden
- Residents Parking

Poynings Road, London, N19

Approximate Area = 1064 sq ft / 98.8 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

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Tenure: Freehold

Viewings:

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

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