



Mercers Mews, Tufnell Park, N19

Guide Price: £1,950,000

Mercers Mews, Tufnell Park, N19

 3 Bedrooms  3 Bathrooms  Freehold

An exceptional three-bedroom freehold house tucked away in a secure, gated mews located in the heart of Tufnell Park.

Originally a Victorian electroplating factory, the property was first converted into offices by architect Simon Miller. It was later transformed into a spectacular 1,680 sqft modern home by Michael Feldman, and has been used in the past as a professional film location.

The ground floor boasts a large entrance hall leading to three double bedrooms. The generously proportioned principal and second bedrooms both feature bespoke fitted wardrobes and en suite bathrooms.

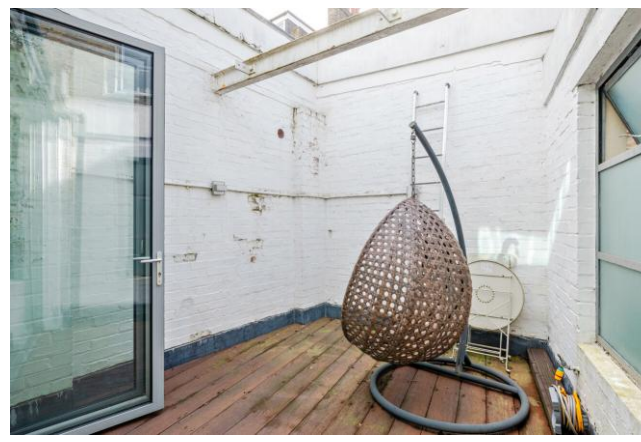
The first floor provides striking, light-filled accommodation, comprising an open-plan reception and dining area that flows into a modern kitchen, designed specifically for entertaining. Bifold doors open the reception room seamlessly onto a private, secluded decked terrace.

Mercers Mews is perfectly placed for access to the eclectic mix of independent retailers and high street brands along Fortress Road, Junction Road and Holloway Road.

The wide open spaces of Hampstead Heath are within easy reach, as are several top-rated state and independent schools, including the highly sought-after bilingual French-English school in nearby Kentish Town.

There are excellent transport links nearby, including bus routes to the West End and City, along with Tufnell Park underground station (Northern Line) and Caledonian Road station (Piccadilly Line), providing a quick link to Kings Cross & St Pancras International stations.





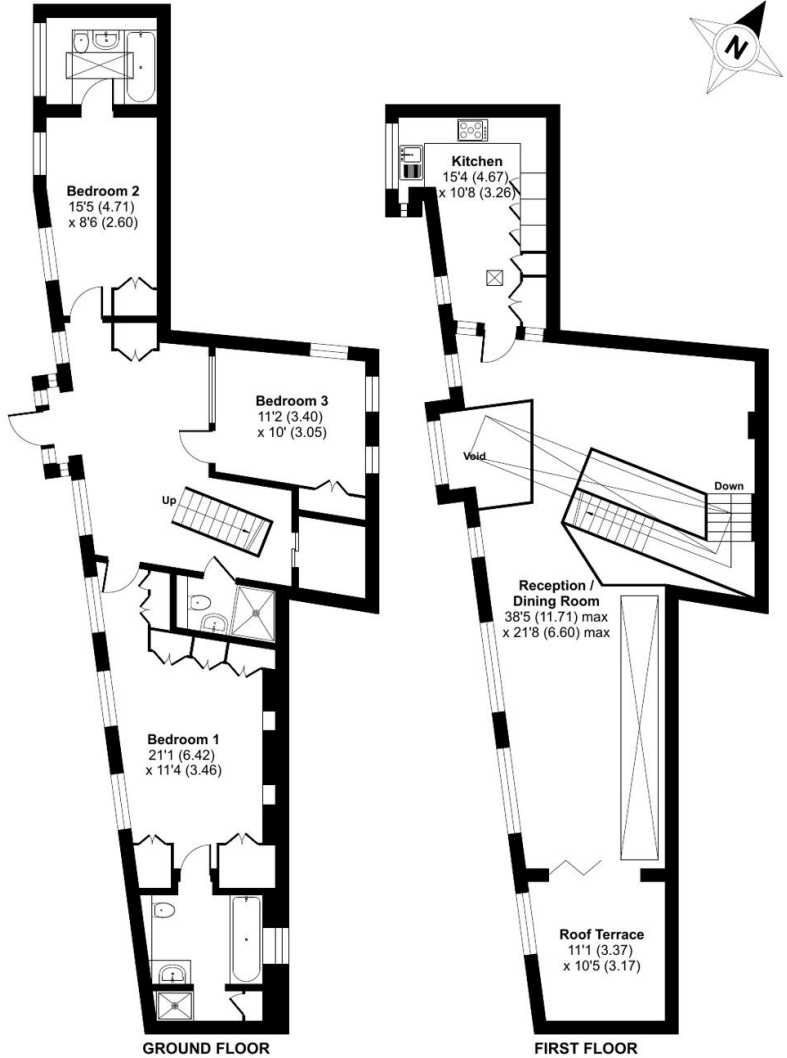
Property Features:

- 3 Bedrooms
- 2 En Suite Bathrooms
- Shower Room
- Kitchen/Breakfast Room
- Open Plan Reception/Dining Room
- Private Terrace
- Gated Mews
- Residents' Parking

Mercers Mews, London, N19

Approximate Area = 1680 sq ft / 156 sq m (excludes void)

For identification only - Not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 66 D |
| 39-54 | E | 53 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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