

**Gerrard Road**  
Angel, N1

**Dexters**





## About the property

This impressive Grade II listed home spans over five storeys and encapsulates all of the charm you would expect from a house of this era. With five bedrooms, three bathrooms and a south facing garden, this home is perfect for families and professionals alike.

On the raised ground floor there is a double reception room with original cornicing, this leads through to a study at the rear of the house. On the lower ground floor, the generous kitchen and dining room leads directly out to

the garden. There is also a bedroom with an en suite on this floor. The first floor is home to the principal bedroom where features include original wooden flooring and two sash windows which allow for plenty of natural light. The main bathroom is also on this floor with a stand alone bath and a separate shower.

The second floor has a further two bedrooms and another bathroom. At the top of the house, you will find another bedroom with exposed beams and two private balconies.

## Key features

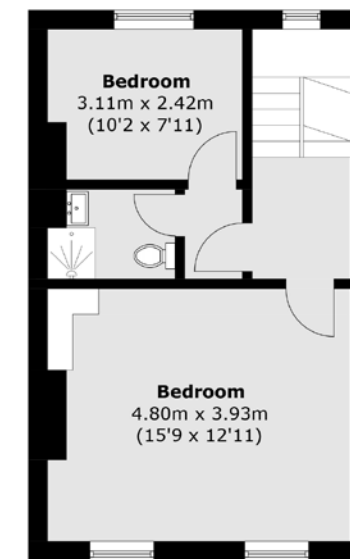
- Grade II Listed
- Freehold House
- Five Bedrooms
- Three Bathrooms
- South Facing Garden
- Period Features Throughout



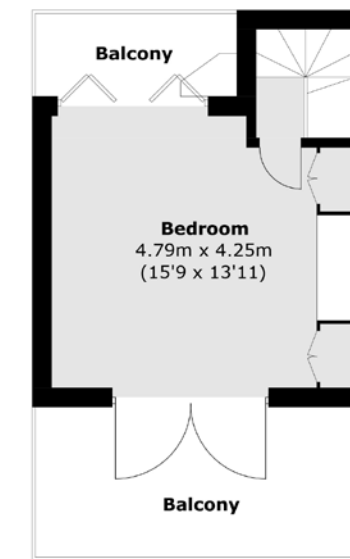




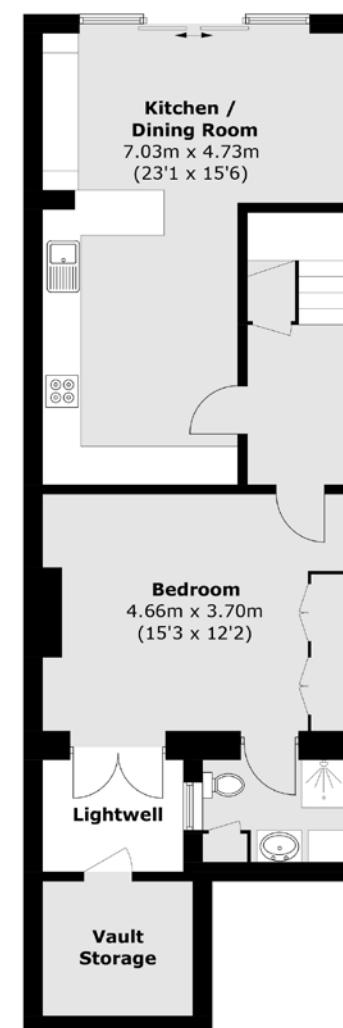




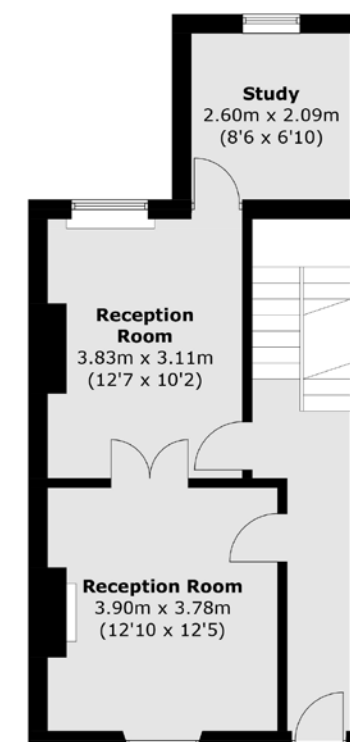
**Second Floor**



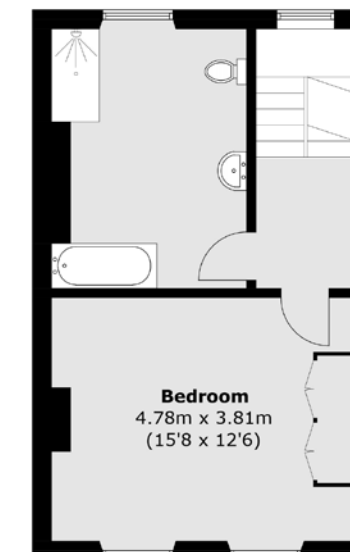
**Third Floor**



**Lower Ground Floor**



**Raised Ground Floor**



**First Floor**

TOTAL APPROX. FLOOR AREA 2,179.7 SQ. FT (202.5 SQ. M)  
 VAULT STORAGE 52.7 SQ. FT (4.9 SQ. M)  
 BALCONY AREA 176.5 SQ. FT (16.4 SQ. M)

Energy Rating: TBC. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.





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