



# Rickthorne Road

London, N19

Asking Price £1,250,000

A wonderful chain-free family home, well located in a quiet street in Upper Holloway. The property offers very good entertaining space in the form of a double reception on the ground floor, complete with high ceilings, and a separate dining area on the lower floor adjacent to the kitchen. The upper floor boasts three bedrooms, one of which is en-suite, a separate WC and excellent storage. Furthermore, there is a utility room and a family bathroom.



# Rickthorne Road

London, N19

- Three bedroom family home
- Quiet location
- Excellent entertaining space
- Southerly facing garden
- Being sold chain free
- Excellent storage



Rickthorne Road is a very quiet location with many good shops, pubs and restaurants in close proximity, particularly The Landseer which is very highly regarded. Transport links are excellent. Numerous bus routes in the area. Both Upper Holloway overground and Archway underground are nearby. The green open spaces of Whittington Park and Waterlow Park are within walking distance.

**Tenure:** Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** Islington Council  
**Council Tax Band:** F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

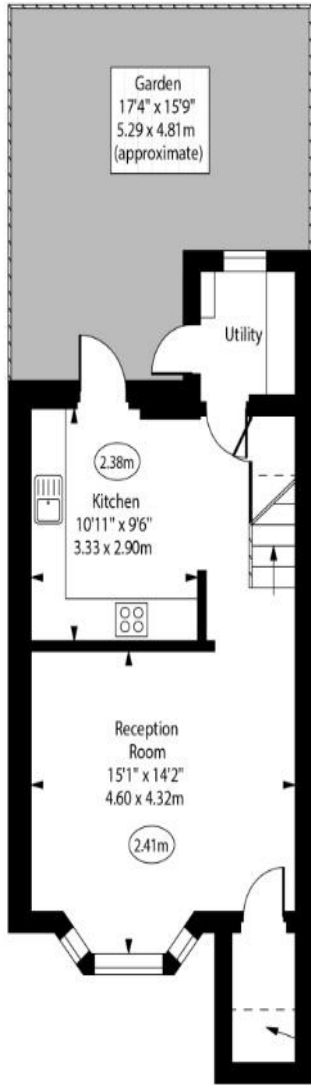
### Chestertons Camden & Kentish Town Sales

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Rickthorne Road

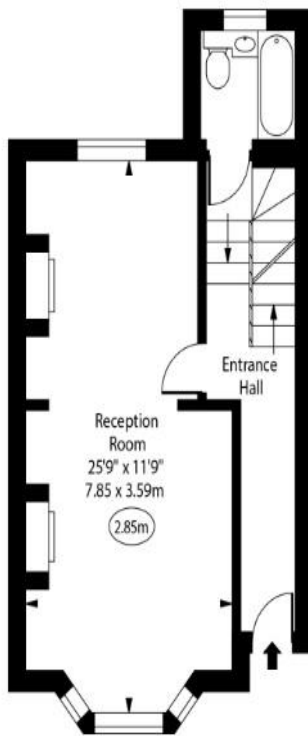


○ - Ceiling Height



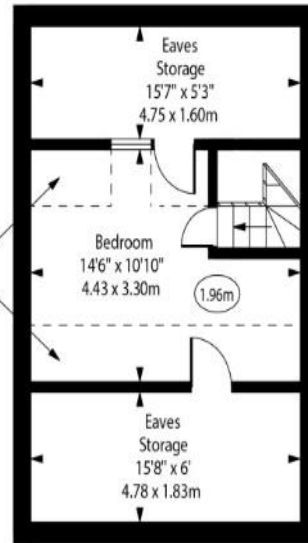
Lower Ground Floor

Gross Internal Area - 426 Sq Ft - 39.58 Sq M



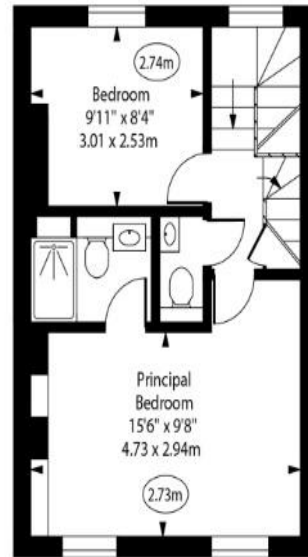
Ground Floor

Gross Internal Area - 405 Sq Ft - 37.62 Sq M



Second Floor

Gross Internal Area - 351 Sq Ft - 32.61 Sq M



First Floor

Gross Internal Area - 368 Sq Ft - 34.19 Sq M

Approx Gross Internal Area 1300 Sq Ft - 120.77 Sq M

Approx. Floor Area Including Restricted Heights 1550 Sq Ft - 144.00 Sq M

(Including Eaves Storage)

For Illustration Purposes Only - Not To Scale

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