

# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

**Wedmore Gardens, Archway, N19**  
**Price £1,100,000 - Freehold**

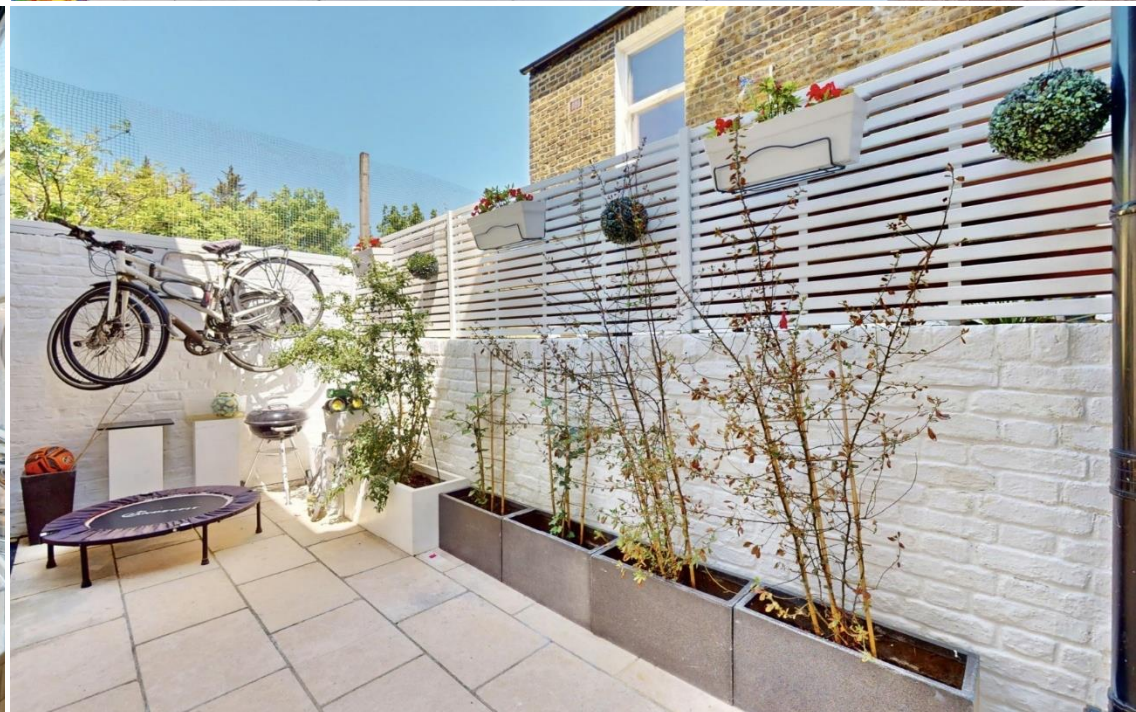
A three bedroom Victorian terraced house situated on a quiet cul-de-sac within walking distance to Archway Underground Station. Boasting an array of period features, double glazed windows throughout and offered in excellent condition, the ground floor accommodation comprises two reception rooms, eat in kitchen and a guest WC. The first floor comprises three bedrooms, family bathroom and en-suite shower room to the primary bedroom. Further benefits include under floor heating throughout the ground floor, fitted wardrobes in all bedrooms and the property is flooded in natural light. There is a courtyard garden accessed from both the kitchen and rear reception room. There is potential to extend into the loft space, subject to planning permission. The property is conveniently located within easy reach to the multiple amenities on Holloway Road, some excellent schools and the green space of Whittington Park.

**Material Information:**

The property is Freehold with gas central heating and fibre broadband. The building is serviced by electricity and mains water and sewerage. CPZ street parking is available. Mobile phone coverage is available in the property.

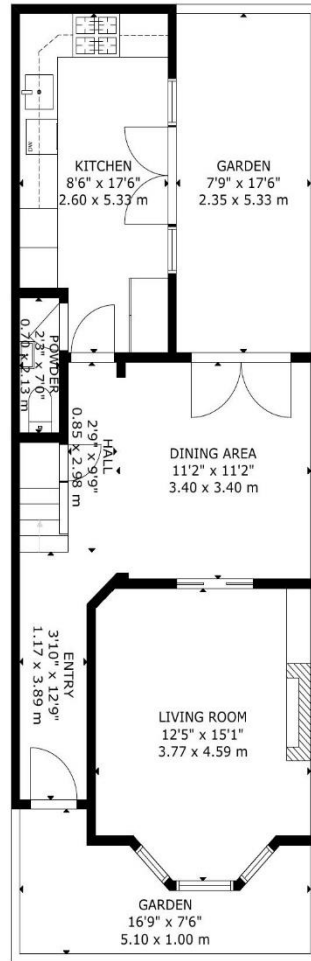
Council Tax: London Borough of Islington - Band E

Approx. Floor Area: 1109 sqft (103.03 sqm)

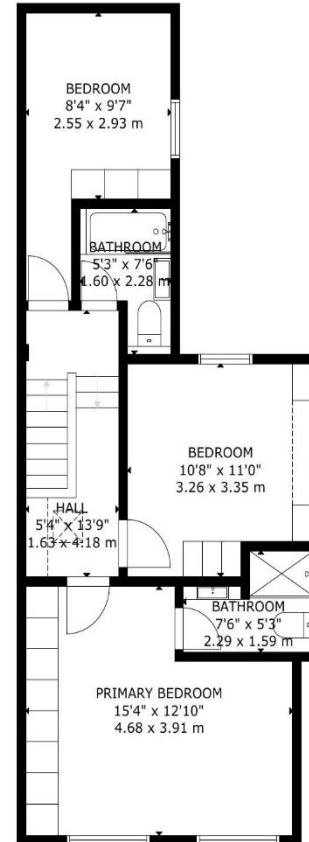


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GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
 TOTAL: 103 m<sup>2</sup>/1,109 sq ft  
 GROUND FLOOR: 53 m<sup>2</sup>/567 sq ft, FIRST FLOOR: 50 m<sup>2</sup>/542 sq ft  
 EXCLUDED AREA: GARDEN: 21 m<sup>2</sup>/221 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England & Wales		62	78
EU Directive 2002/91/EC			



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