



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Hazelville Road, Whitehall Park, N19
Price £995,000 - Freehold

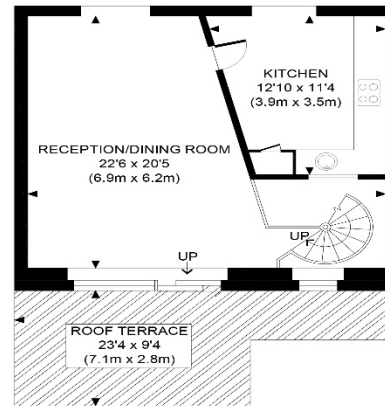
A three bedroom, two bathroom house with a patio garden and large roof terrace located in the Whitehall Park Conservation area and within close walking distance to Crouch End Broadway. Flooded in natural light and arranged over two floors, the ground floor accommodation comprises a large entrance hallway, three bedrooms, bathroom and a shower room. The first floor comprises a large reception room and a separate fitted kitchen. Externally the property has a patio garden to the rear of the property and a large 23 ft south-west facing roof terrace. The property is conveniently situated within close proximity to Whitehall Park Primary School, and walking distance to Archway Underground Station along with the amenities in both Highgate Village and Crouch End Broadway.

Material Information:

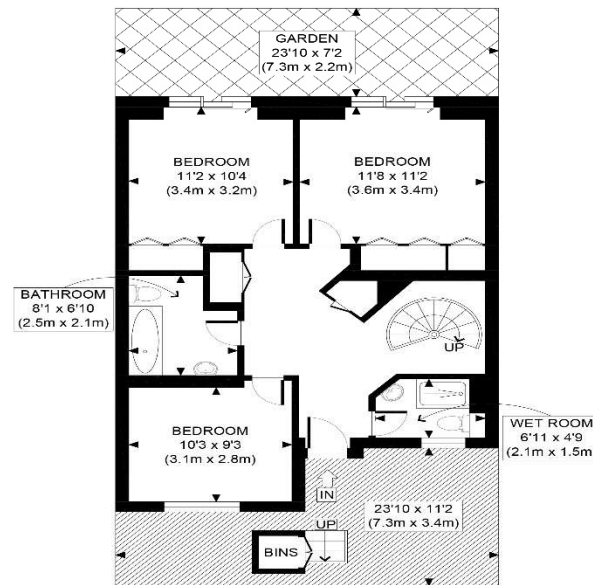
The property is Freehold with gas central heating. Fibre broadband is available on the road and the building is serviced by electricity and mains water and sewerage. CPZ street parking is available with restrictions from 10am - 2pm, Monday to Friday. Mobile phone coverage is available in the property.

Council Tax: London Borough of Islington - Band E
Approx. Floor Area: 1141 sqft (106 sqm)





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 482 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 659 SQ FT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

APPROX. GROSS INTERNAL FLOOR AREA 1141 SQ FT / 106 SQM	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	
Hazellville Road	date: 20/08/25
photoplan	



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