



Kingsdown Road, Upper Holloway, N19 4LA

£435,000 Leasehold



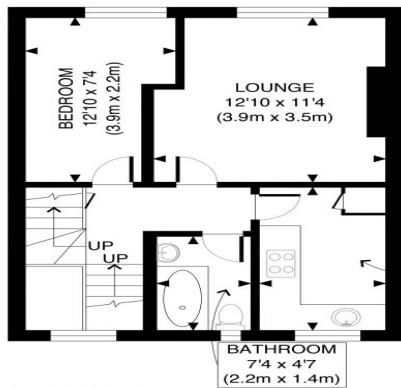
Wonderfully presented two bedroom maisonette set

Wonderfully presented two double bedroom maisonette, set within this period conversion close to Archway and Upper Holloway stations. This recently renovated, split level top floor property, is both bright and spacious with a mix of original features and modern appliances. Comprising of two double bedrooms, one of which is extremely large with fitted wardrobes and additional storage space, a generous reception room, fully equipped modern kitchen, beautifully presented bathroom suite and further additional storage space. There are additional features which include the stain glass windows that adorn the staircase.

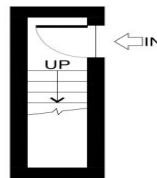
Kingsdown Road is perfectly located, just off the Holloway Road, within walking distance of Upper Holloway Overland Station, and Archway Station (Northern Line). There is wide range of local shops, restaurants and amenities to choose from locally.

Key features:

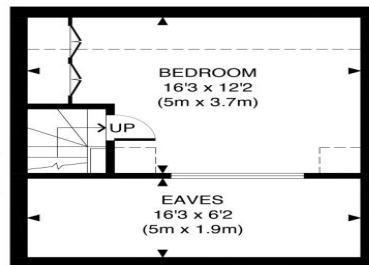
- Period Conversion
- Maisonette
- Two Bedrooms
- One Bathroom
- Spacious Reception
- Split level Property




SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 429 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 34 SQ FT



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES 305 SQ FT
FLOOR AREA WITHOUT EAVES 198 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 768 SQ FT / 71 SQM APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 661 SQ FT / 61 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</p>	Kingsdown Road
	<small>date</small> 29/01/24
	photoplan 

Energy Efficiency Rating and Environmental Impact (CO2) Rating

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environment impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

Council Tax Band

Band: D

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