



## Mercers Road

Tufnell Park London N19 4PS

£2,000,000

A fabulous five bedroom semi-detached Victorian house, exceptionally well-located within a very short distance of the outstanding Yerbury Primary School and offering expansive family accommodation with a very good size garden.

Offering 2288 square feet of accommodation, conveniently arranged over two principal floors, with attic and basement levels, the property is well presented throughout and retains a good deal of period charm and detail.

On the ground floor, the larger than average plot is reflected in the wide reception rooms, which benefit from high ceilings and excellent levels of natural light, with a well-appointed eat-in kitchen to the rear.

On the first floor, three very good double bedrooms and a family bathroom, the principal bedroom with a walk-in wardrobe. On the top floor are two further good size bedrooms and a good size cellar, ideal for storage completes the accommodation.

To the rear is a generously-sized and mature private garden, with the additional benefit of off-street parking to the front, ideal for electric vehicles.

Mercers Rd is a prime residential turning in the heart of leafy Tufnell Park, within easy reach of the amenities of Holloway Rd and close to the open space of Tufnell Park Playing fields and range of nearby shops. Tufnell Park Northern Line Underground is a short walk away and Yerbury Primary School is very close by.

- Fabulous Victorian semi-detached house
- Prime Tufnell Park location
- Five good double bedrooms
- Large through reception
- Well-appointed eat-in kitchen
- Family bathroom/wc
- Further guest WC
- Off street parking
- Large private rear garden
- Many period features

### Viewing

Please contact our Kentish Town Sales Office on 0207 482 4488 if you wish to arrange a viewing appointment for this property or require further information.



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