



Tytherton Road

Tufnell Park London N19 4QD

Offers In Excess Of £1,250,000

In the same ownership for over forty years, a wonderful four/five bedroom period semi-detached house, ideally situated in a prime residential location close to Yerbury School.

Offering 1495 square feet of accommodation arranged principally over two floors, the property is presented in good decorative order, but leaves scope for further updating. On the ground floor, a wide entrance hall with guest WC two good size receptions and a spacious eat-in kitchen with ample.

Upstairs are four good bedrooms, a compact study and a further short flight of stairs to a mezzanine family bathroom/wc.

To the rear is a mature garden of 35 feet and to the side a spacious covered secure storage area, accesses from both front and rear, ideal for cycle storage.

We note that both adjacent properties have been substantially extended, both to rear and with the addition of further accommodation in the roof space, so there may well be potential for a similar scheme here, subject to the requisite permissions.

We understand that probate has been applied for, but not yet granted, so Completion will be expected in Spring 2026

Tytherton Road is a tranquil street, lined with mainly late Victorian houses. Situated very conveniently for Tufnell Park (Northern Line) station and the very appealing array of local restaurants, bistros and pubs of nearby Fortress Road, local schools are within walking distance. In particularly close proximity is the outstanding Yerbury Primary School.

- Wonderful period semi-detached house
- Four/five bedrooms
- Two good-size receptions
- Eat-in kitchen
- Family bathroom/wc
- Guest wc
- Great potential to extend STPP
- Chain free
- Secure cycle storage
- Probate sale - Completion scheduled for Spring 2026

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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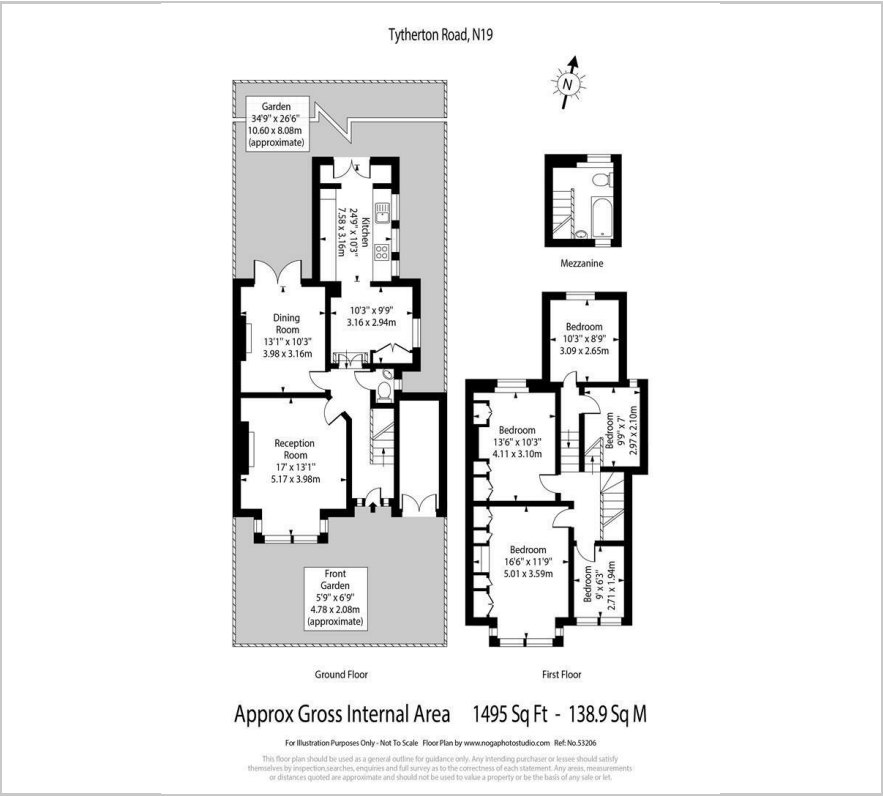


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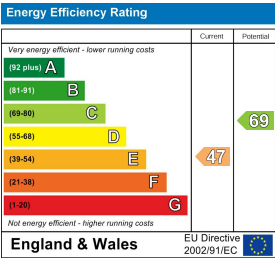
Floor Plan



Area Map



Energy Efficiency Graph



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