



Miranda Road, N19 3RA

£775,000 Leasehold



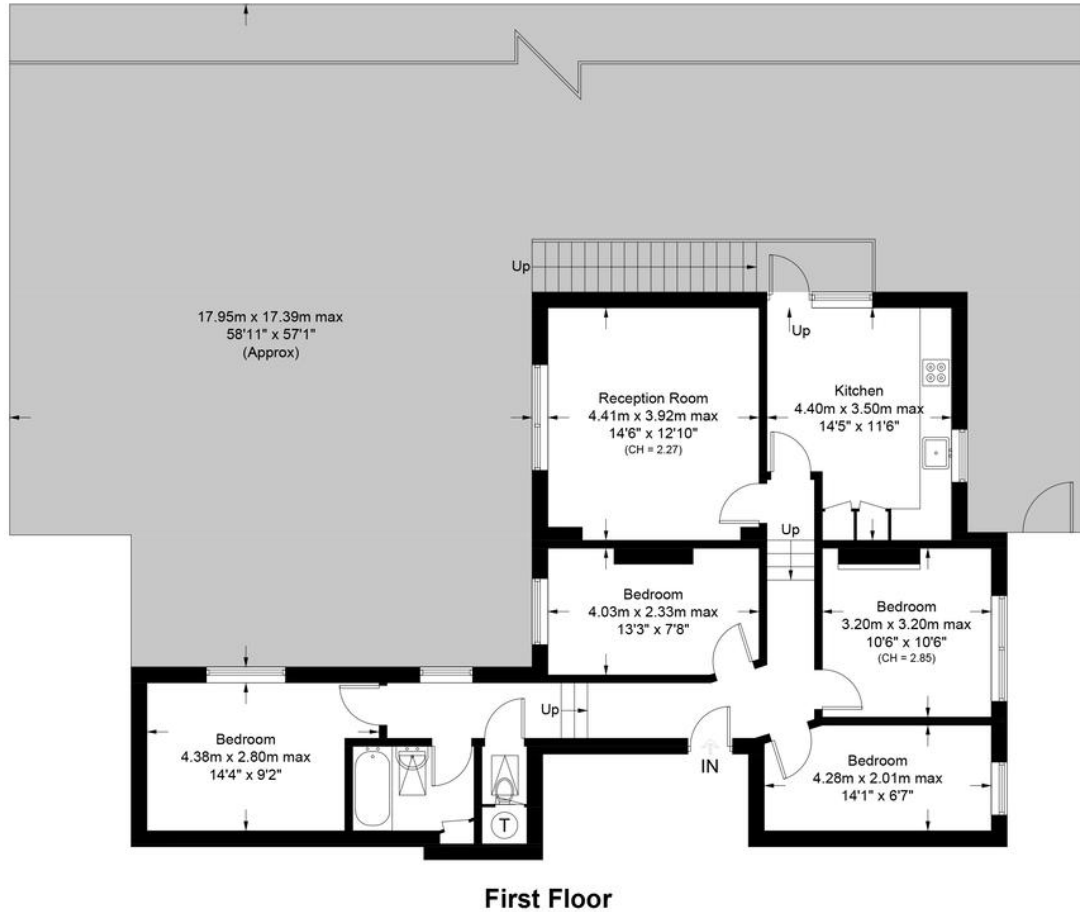
Nestled in the Whitehall Park conservation area, this end-of-terrace period flat boasts more than 1,000 sq ft of living space and is enhanced by a substantial south-west facing garden, which is shared with only one other flat. The property features four bedrooms, a modern bathroom with a separate toilet, a living room, and a separate eat-in kitchen.

Miranda Road is a quiet tree-lined street that's conveniently located within walking distance of Archway underground station (Northern Line), Upper Holloway station (overground) and the open spaces of Whittington Park, Waterloo Park and Parliament Hill. You can also find

- 1010 sq ft / 93.8 sm
- 4 bedrooms
- Large shared garden
- Period features
- EPC rating C
- Whitehall Park conservation area
- Quiet tree-lined road
- Excellent transport links

Miranda Road, N19

Approximate Gross Internal Area = 1010 sq ft / 93.8 sq m



First Floor



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1050252)

**DAVID
ANDREW** | your most valuable asset



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	83

Agent's Note:
Whilst Care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations of statement or fact. Prospective applicants must make and rely upon their own enquiries and those of their professional representatives. The company accepts no liability for any error contained in these particulars.

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