



Fairbridge Road, N19 3HZ

£675,000  
Leasehold



# Fairbridge Road

£675,000

Leasehold

This ground-floor, period conversion property is presented in very good condition and comes with a number of original features including wooden sash windows, cornicing and two attractive fireplaces. With 763sqft of living space, the flat comprises a spacious main bedroom, a second double-bedroom with garden access, a family bathroom, a functional cellar with ample storage and an open-plan kitchen/reception leading to a private section of the rear garden. Although this is a leasehold property, there is no service charge payable.

Fairbridge Road is well-located for access to transport links, with Upper Holloway overground station and Archway underground station (Northern Line) within easy walking distance. There is also a wealth of local shops, restaurants, bars, cafes and other amenities to be found on Holloway Road and in the neighbouring area.

- 763 sqft / 70.9 sqm
- 2 double bedrooms
- Private garden
- Modern kitchen
- Family bathroom
- Leasehold
- Cellar
- Good transport links



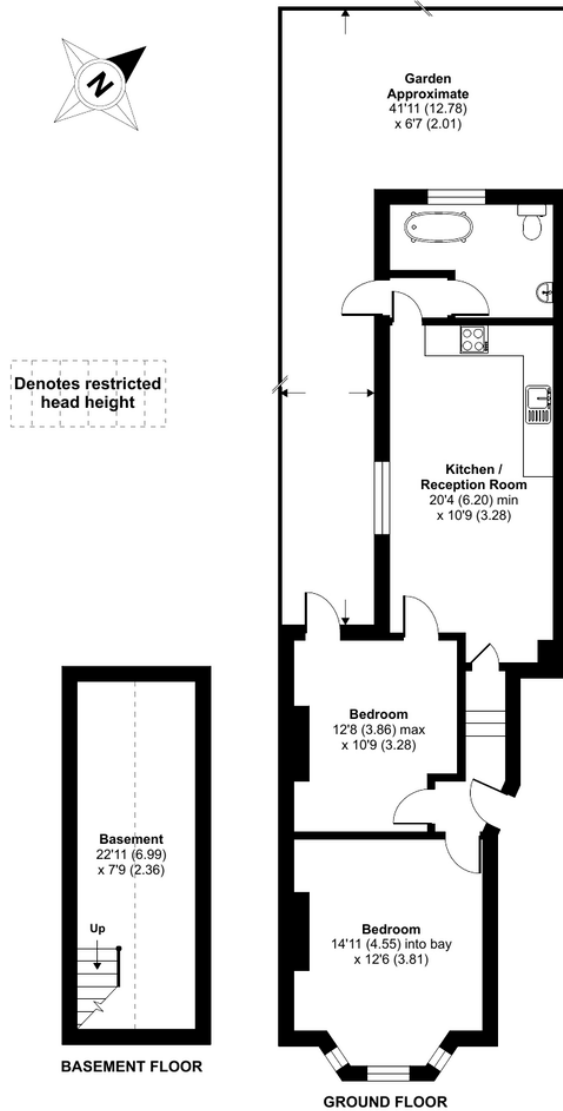


# Fairbridge Road, London, N19

Approximate Area = 763 sq ft / 70.9 sq m  
 Limited Use Area(s) = 88 sq ft / 8.2 sq m  
 Total = 851 sq ft / 79.1 sq m  
 For identification only - Not to scale

# DAVID ANDREW

your most valuable asset



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		<b>73</b>
39-54	<b>E</b>	<b>57</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Archway Office

671 Holloway Road  
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park  
London N5 2XE

T (0)20 7354 9111

Stroud Green Office

167 Stroud Green Road  
London N4 3PZ

T (0)20 7281 2000

General Contact

E [info@davidandrew.co.uk](mailto:info@davidandrew.co.uk)



### Agent's Note:

Whilst care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrhcom 2024. Produced for David Andrew. REF: 1163972

