

# Buxton Road, N19 3XX





Buxton Road

**£700,000** Freehold

This freehold, ex-local authority terraced house offers 1,322 sqft / 122.8 sqm of living space. The spacious property includes three double bedrooms, two additional single bedrooms, and four modernized bathrooms. It features a modern kitchen/diner leading to a conservatory/reception room, and boasts a private south-east facing garden. Benefits include double-glazed windows, a water softening system, and pressure pumps. The convenience of off-street parking and no onward chain makes this property an ideal family home or a lucrative investment opportunity, suitable for both short and long-term rentals.

Buxton Road boasts a convenient location, just a short walk from Archway Underground Station (Northern Line), Upper Holloway Overground Station, and the green spaces of Whittington Park, Waterlow Park, and Parliament Hill. Additionally, the area offers an abundance of local shops, bars, and restaurants in nearby Archway, Highgate Village, Crouch End, and Tufnell Park.

- 1322 sqft / 122.8 sqm
- Chain Free
- 5 Bedrooms
- 4 Bathrooms

- Freehold
- Recently Renovated
- Private Garden
- Private Parking Space





















## Approximate Gross Internal Area = 1401 sq ft / 130.2 sq m (Including Void) Patio 2.08m x 1.80m 6'10" x 5'11" Up Conservatory 2.91m x 2.52m max **Third Floor** 9'7" × 8'3" Bedroom 3 Kitchen Bedroom 5 3.95m x 3.31m max 63m x 3.30m max\_ 80m x 3.31m max 15'2" x 10'10" 13'0" x 10'10" 12'6" x 10'10" (CH = 2.37) $(\mathbf{T})$ Void Bedroom 4 .02m x 3.33m max\_\_\_ 13'2" x 10'11" Bedroom 2 .02m x 3.31m max 13'2" x 10'10" Bedroom 1 5.31m x 2.69m max 17'5" x 7'6"

#### **Ground Floor**

Certified RICS Property Measurer

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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. (ID1123913)

**First Floor** 



Second Floor

**Buxton Road, N19** 

**Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs 92-100 🛕 86 B1-91 В 69-80 C 55-68 39-54 21-38 E G Not energy efficient - higher running costs EU Directive 2002/91/EC **England & Wales** 

#### Agent's Note:

Whilst Care has been excercised 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.

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