



Giesbach Road, N19 3EH

£580,000 Leasehold



This charming end-of-terrace period property boasts 690 sq ft and a private south-facing rear garden. The ground floor flat includes a contemporary open-plan kitchen/diner, a family bathroom, two bedrooms, and a generous 378 square foot basement. The flat is being offered for sale with no onward chain.

Giesbach Road enjoys a prime location, being just a short stroll from Archway Underground Station (Northern Line), Upper Holloway Overground Station, and the picturesque green spaces of Whittington Park, Waterlow Park and Parliament Hill. Furthermore, the area offers a

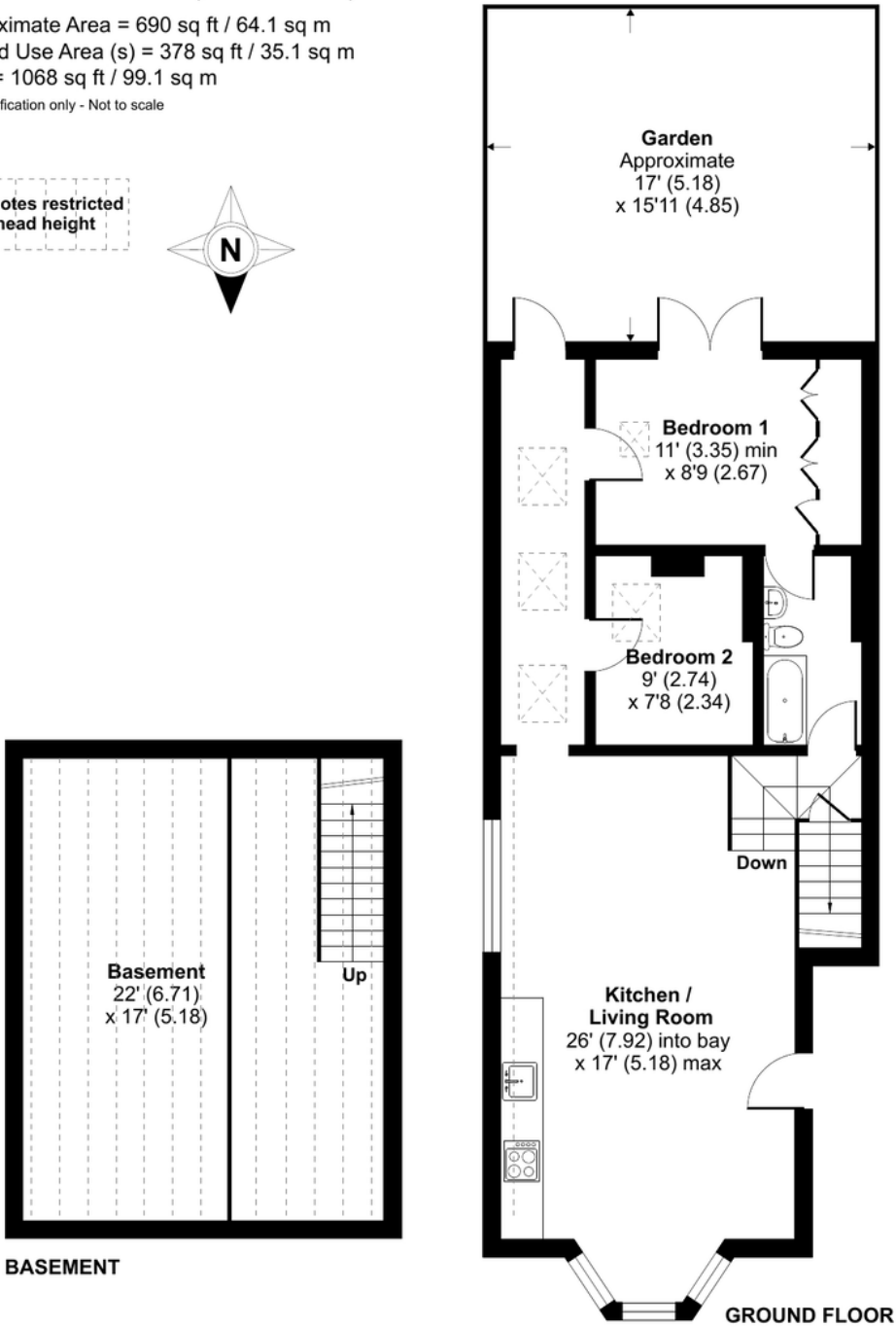
- 690 sqft / 64.1 sqm
- Two bedrooms
- Contemporary kitchen / diner
- 378 sq ft basement
- Private south-facing garden
- Chain free
- Great amenities nearby
- Excellent transport links

Giesbach Road, London, N19

Approximate Area = 690 sq ft / 64.1 sq m
 Limited Use Area (s) = 378 sq ft / 35.1 sq m
 Total = 1068 sq ft / 99.1 sq m

For identification only - Not to scale

Denotes restricted head height



BASEMENT

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for David Andrew. REF: 1197532



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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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	64	
1-20	G		76
Not energy efficient - higher running costs			