



1 Denmark Court 1a Francis Terrace, London
£1,250,000

**DAVID
ANDREW**

your
most
valuable
asset

1 Denmark Court 1a Francis Terrace

London

A rare opportunity to acquire this desirable double-fronted family home offering over 1,500 sq ft of living space. Arranged over three floors, it features three double bedrooms (one ensuite), a family bathroom, guest toilet, spacious kitchen/dining room, and a generous living room with access to a private garden. A separate entrance leads to a ground-floor office/studio, easily convertible into a fourth bedroom or integrated into the living space. Period features, including original fireplaces, exposed beams, sash windows, and brickwork, enhance the home's charm. Located on a tree-lined cul-de-sac, Francis Terrace is ideally situated between Archway and Tufnell Park (Northern Line) stations, with Upper Holloway Overground nearby. The property is within walking distance of Dartmouth Park, Waterlow Park, and Hampstead Heath. Local shops, bars, and restaurants in Tufnell Park, Highgate, and Archway are nearby, with excellent bus and cycle routes to central London.

Council Tax band: E

Tenure: Non-Traditional Tenure

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 3 double bedrooms
- 1,587 sqft / 147.4 sqm
- Private rear garden
- Arranged over 3 floors
- Versatile office/studio
- 2 bathrooms
- Good transport links
- Chain free

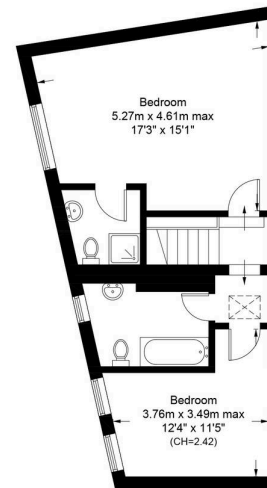




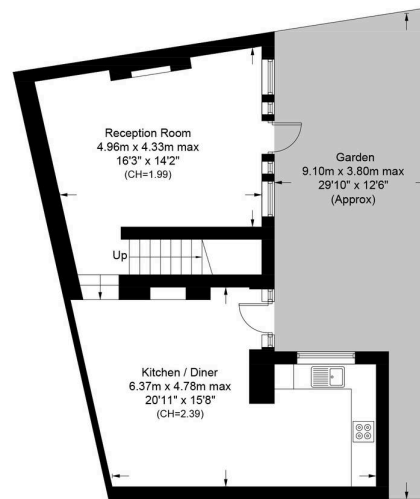


Denmark Court, N19

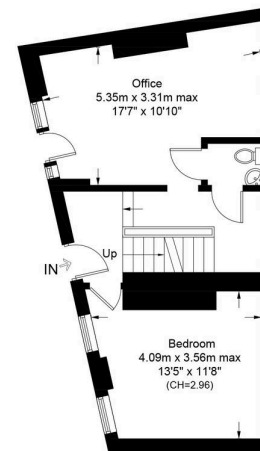
Approximate Gross Internal Area = 1587 sq ft / 147.4 sq m



First Floor



Lower Ground Floor



Ground 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. (ID1163486)

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*scan to book
a viewing*

