



## Whitehall Park, London

Guide Price £1,000,000 – £1,100,000

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# 44 Whitehall Park

London, London

GUIDE PRICE: £1,000,000 – £1,100,000. Located in the sought-after Whitehall Park conservation area, this split-level flat offers character, space, and versatility. Designed by the owner, an architect, in the 1960s, it features high ceilings, large windows, and original charm. The flat includes two double bedrooms, two bathrooms, a kitchen leading to a dining room and living room, both opening onto a private south-facing garden. A separate entrance leads to a self-contained studio on the lower ground floor, offering potential as a third bedroom or additional living space. The property requires modernisation, providing an exciting opportunity to create a bespoke home. Ideally located between Archway and Highgate (Northern Line) stations, with Upper Holloway Overground nearby. Close to Highgate Wood, Waterlow Park, Parkland Walk, and local amenities in Highgate and Crouch End. Excellent bus and cycle routes complete the convenience. A rare opportunity in a prime North London location—must be viewed.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

- Arranged over 3 floors
- Private garden
- 3 bedrooms
- Chain free
- Whitehall park conservation area
- Excellent transport links
- 1355 sq ft – 125.8 sqm









## Whitehall Park, London, N19

Approximate Area = 965 sq ft / 89.6 sq m

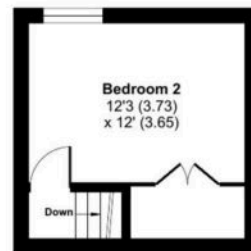
Studio = 390 sq ft / 36.2 sq m

Total = 1355 sq ft / 125.8 sq m

For identification only - Not to scale

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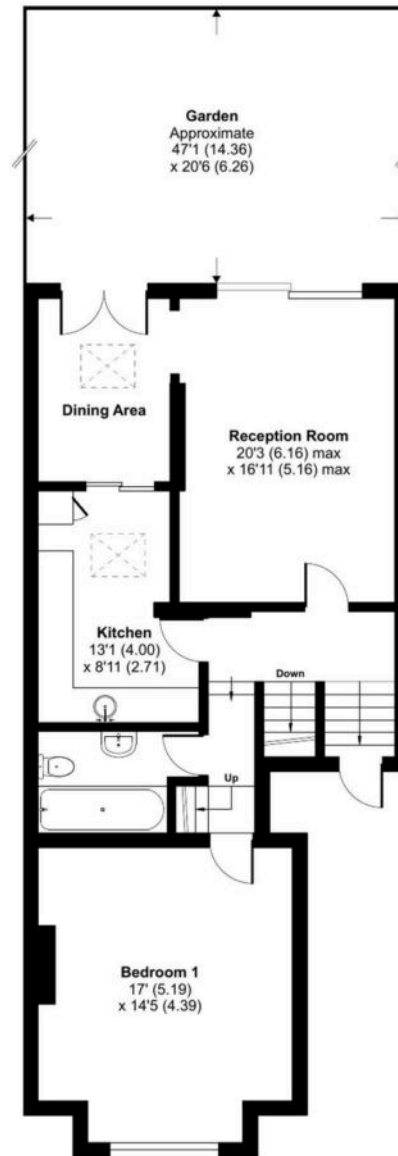
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FIRST FLOOR



BASEMENT



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for David Andrew. REF: 1247215



has been exercised in the of these particulars, about the property must not be on as representations of or fact. Prospective applicants e and rely upon their own and those of professional ives. David Andrew Estates liability for any error contained in these particulars.

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London, N4 3PZ

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### Property Management Office

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a viewing

