



## Mercers Road

London, N19

Guide Price £2,300,000

A rarely available and beautifully refurbished family home arranged over four floors, offering bright and versatile living accommodation throughout. Thoughtfully updated by the current owners, the property seamlessly blends contemporary design with charming period character. The raised ground floor provides an elegant double reception room to the front of the house, while to the rear is a spacious kitchen and dining area opening directly onto the private garden. On the first floor, the principal bedroom occupies the front of the property and is served by a large ensuite bathroom, with an additional bedroom, w/c and utility area also located on this level. The second floor offers two further well-proportioned bedrooms served by a shower room on the half landing, while the top floor features a large additional bedroom and bathroom.

**CHESTERTONS**



# Mercers Road

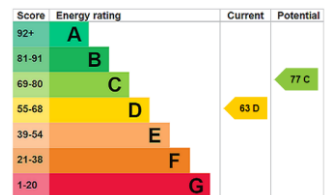
London, N19

- Five Bedrooms
- Highly Desired Location
- Excellent Condition Throughout
- Ample Storage Throughout
- Yerbury Primary School Catchment Area



Further benefits include a sizeable basement level providing excellent storage and useful eaves storage at the top of the house. Mercers Road is ideally located for access to good local schools, including the 'Outstanding' Yerbury Primary School, the College Francais Bilingue Londres and the multiple shopping and entertainment facilities of Archway, Holloway Road and Tufnell Park, with excellent transport links to the city, West End and St. Pancras International. Both Dartmouth Park and Highgate are also in proximity.

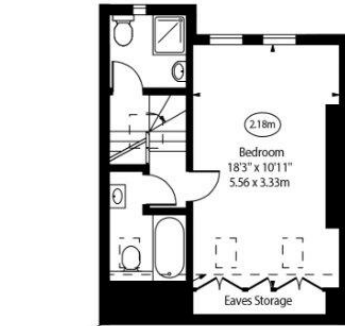
**Tenure:** Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** Islington  
**Council Tax Band:** G



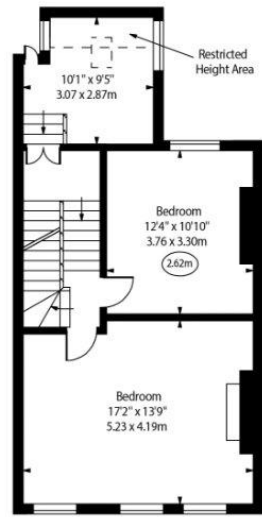
### Chestertons Camden & Kentish Town Sales

99-101 Parkway  
 Camden  
 London  
 NW1 7PP  
 camden@chestertons.co.uk  
 020 7267 2053  
 chestertons.co.uk

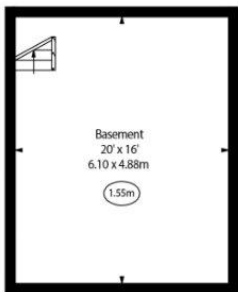
Mercers Road



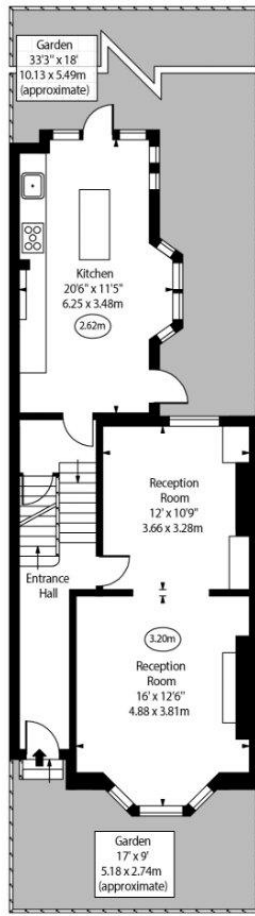
Third Floor  
Gross Internal Area - 345 Sq Ft - 48.03 Sq M



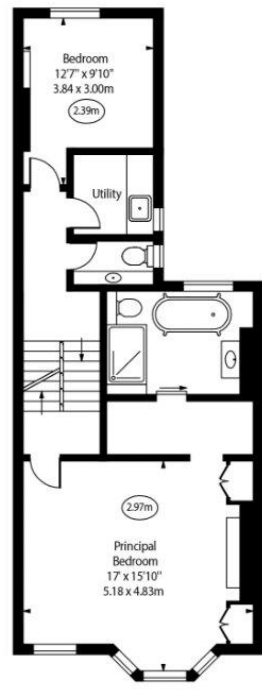
Second Floor  
Gross Internal Area - 548 Sq Ft - 48.03 Sq M



Basement  
Gross Internal Area - 320 Sq Ft - 29.73 Sq M



Raised Ground Floor  
Gross Internal Area - 674 Sq Ft - 48.03 Sq M



First Floor  
Gross Internal Area - 669 Sq Ft - 48.03 Sq M

Approx Gross Internal Area 2505 Sq Ft - 232.71 Sq M  
Approx. Floor Area Including Restricted Heights 2556 Sq Ft - 237.45 Sq M  
(Including Eaves Storage & Basement)

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.  
[www.goldiens.co.uk](http://www.goldiens.co.uk)  
Ref. No. 031766.1E

