



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

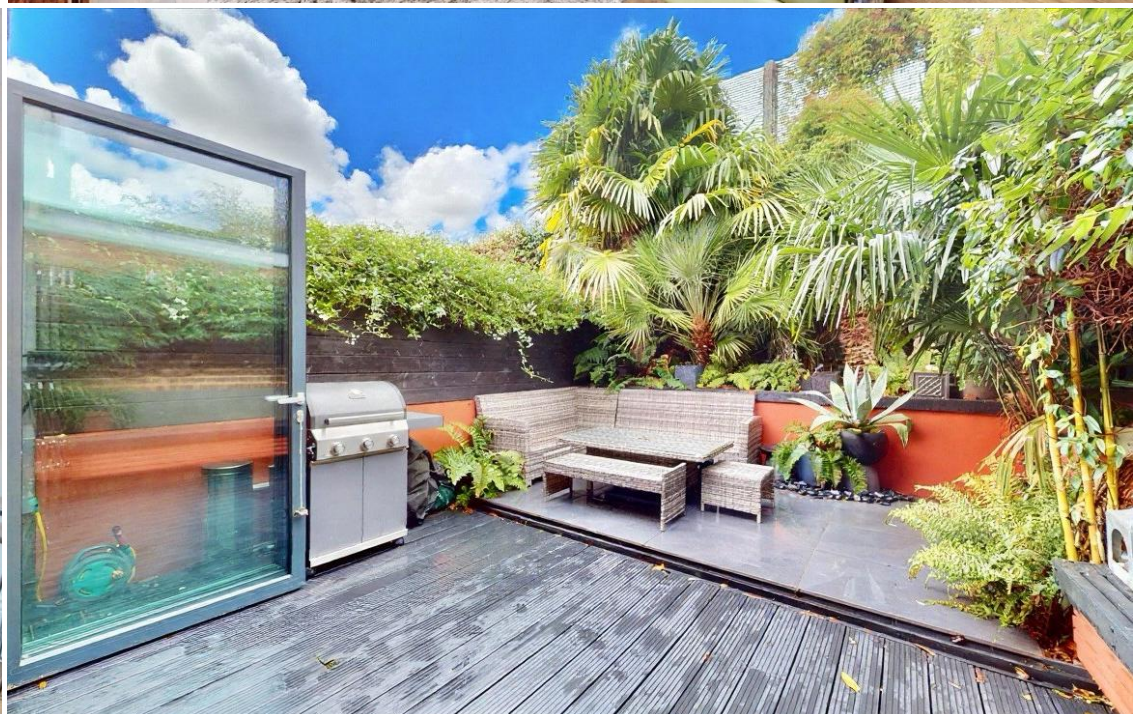
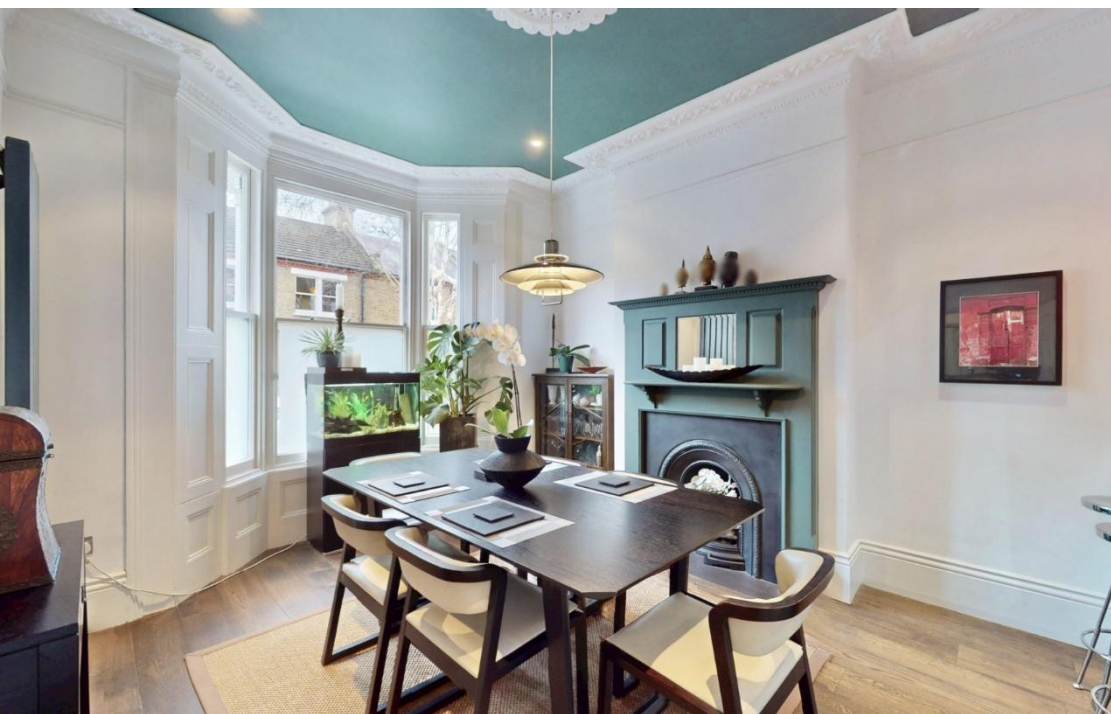
**Dresden Road, Whitehall Park, N19**  
**Price £1,395,000 - Freehold**

An extremely well presented three bedroom, two bathroom Edwardian house arranged over three floors on a sought after road in the Whitehall Park Conservation area, within close walking distance of Archway Underground Station. Boasting an array of period features throughout, the ground floor accommodation comprises spacious reception room which incorporates a partially glazed ceiling and bi-fold doors opening onto the landscaped garden, fully fitted kitchen and large dining room. The first and second floors comprises three large double bedrooms, a luxurious bathroom with double shower and bath, and a second shower room with WC. Externally the property has a front garden and an extremely well maintained Mediterranean style rear garden. The property is conveniently situated within close proximity to Whitehall Park Primary School, along with the amenities on both Highgate Village and Crouch End Broadway.

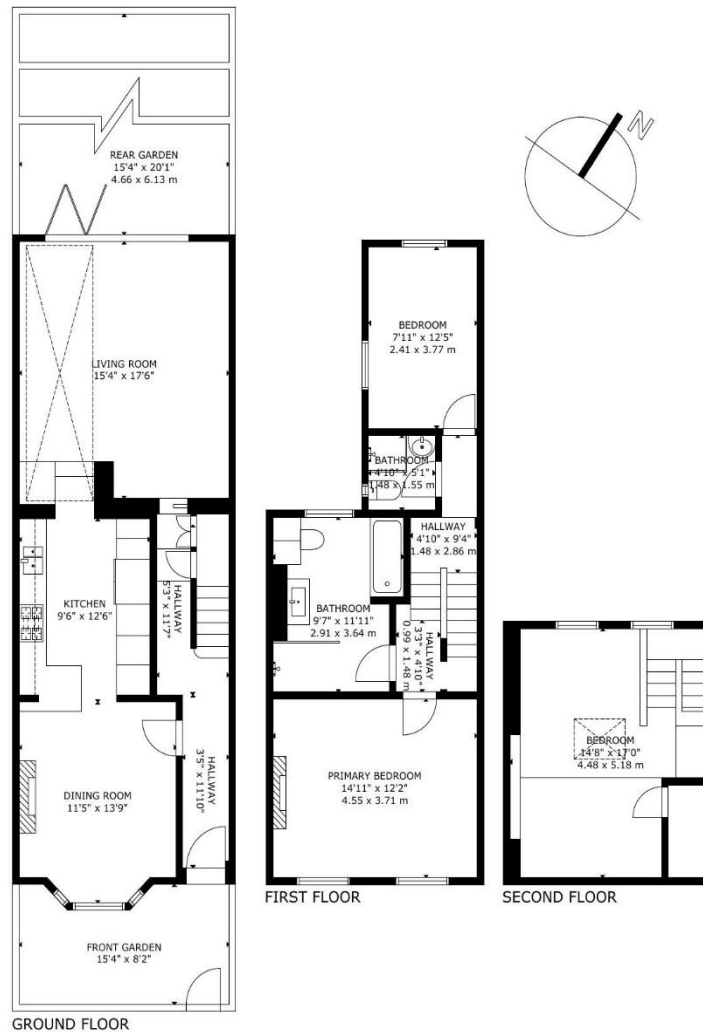
#### Material Information:

The property is Freehold with gas central heating. Fibre broadband is available on the road and the building is serviced by electricity and mains water and sewerage. CPZ street parking is available with restrictions from 10am - 2pm, Monday to Friday. Mobile phone coverage is available in the property.

Council Tax: London Borough of Islington - Band F  
Approx. Floor Area: 1451 sqft (134.8 sqm)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROSS INTERNAL AREA  
TOTAL: 135 m<sup>2</sup>/1,451 sq ft  
GROUND FLOOR: 62 m<sup>2</sup>/672 sq ft, FIRST FLOOR: 48 m<sup>2</sup>/513 sq ft  
SECOND FLOOR: 25 m<sup>2</sup>/266 sq ft  
EXCLUDED AREAS: FRONT GARDEN: 11 m<sup>2</sup>/115 sq ft, REAR GARDEN: 29 m<sup>2</sup>/308 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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33 Highgate High Street, Highgate, London, N6 5JT

Tel: 020 8341 0123

enquiries@taylorgibbs.co.uk

www.taylorgibbs.co.uk

