



Hargrave Park

London, N19

Asking Price £1,300,000

A well-presented and generously proportioned four bedroom family home arranged over three floors benefitting from a large private garden. The ground floor features a welcoming entrance hall leading to a bright reception/dining room, ideal for living and entertaining. To the rear, there is a separate fitted kitchen providing direct access to the garden. Upstairs, the first floor offers three well-proportioned bedrooms and a family bathroom, with the principal bedroom benefiting from an en-suite shower room. The second floor provides an additional spacious bedroom with useful eaves storage, making it ideal as an alternative main bedroom suite, guest room, or home office. Further features include a large private rear garden, ample storage throughout and also the potential to extend at the rear and further into the loft, subject to the relevant planning permissions.

CHESTERTONS



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- Four Bedroom Family Home
- Excellent Location
- Large Private Garden
- Rear Patio
- Good Condition Throughout
- Potential To Extend (STPP)



Hargrave Park is located within easy reach of the amenities of Archway and Upper Holloway Road with a selection of cafés, restaurants and supermarkets. Archway Underground Station (Northern Line) is within short walking distance of the property with Holloway Road Overground Station also within easy reach, offering fast and reliable services into central London, along with ample bus options and routes. Additionally, Hampstead Heath, Waterlow Park and Dartmouth Park are all within close proximity.

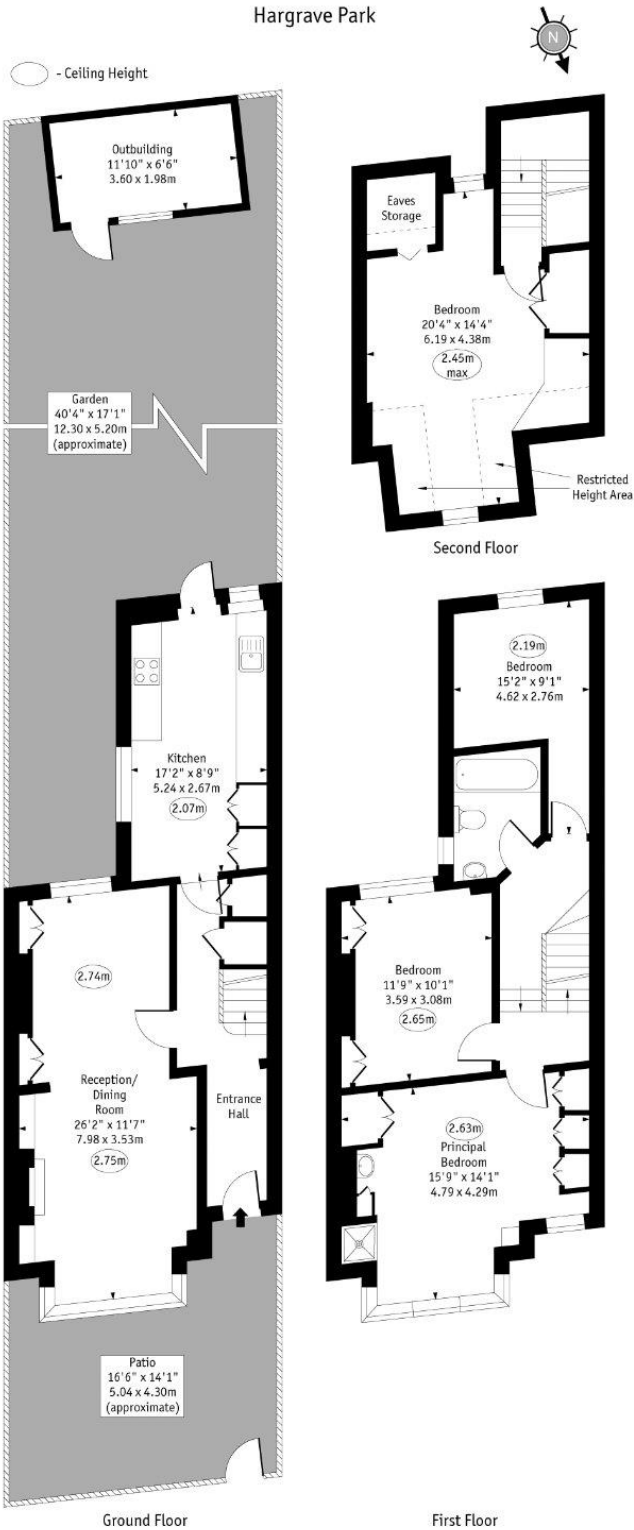
Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: Islington
Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	71 C	81 B
39-54	E		
21-38	F		
1-20	G		

Chestertons Camden & Kentish Town Sales

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

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Approx Gross Internal Area 1420 Sq Ft - 131.92 Sq M

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.
Ref. No. 030484JH

