



Chatterton Road, N4 2EA
£1,350,000

**DAVID
ANDREW**

your
most
valuable
asset

Chatterton Road, N4 2EA

Introducing an elegant four-bedroom Victorian mid-terrace property spanning 1404sqft / 130.5sqm of internal living across the three levels, located on sought-after Chatterton Road. This large three-storey house is split into two flats with two separate leasehold titles plus the freehold title for the building. Both flats are currently rented out, and the property will be offered with vacant possession. The property spans across three levels, with the garden accessible via the two flats and also access to a rear gate from the garden. The property can also be extended; neighbours nearby have created space in the basement and created a loft conversion, and this would be subject to planning consent from the local council. Parking is available, via a permit and can be purchased from Islington Council.

Chatterton Road is a trendy, tree-lined and family friendly location close to excellent schools, parks, cafes, restaurants and amenities. Excellent transport links are a short walk away including Victoria and Piccadilly lines, as well as National Rail services, providing quick and easy access throughout London and beyond.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

Flat A - EPC is a D rating

Flat B - EPC is a C Rating

- Four Double Bedrooms
- Three Storey House
- Currently Divided into Two Flats
- Total Square Footage 1404sqft
- Private Garden
- Potential to Convert to Family Home (STPP)
- Great Location
- Good School Catchment











Chatterton Road, N4

Approximate Gross Internal Area

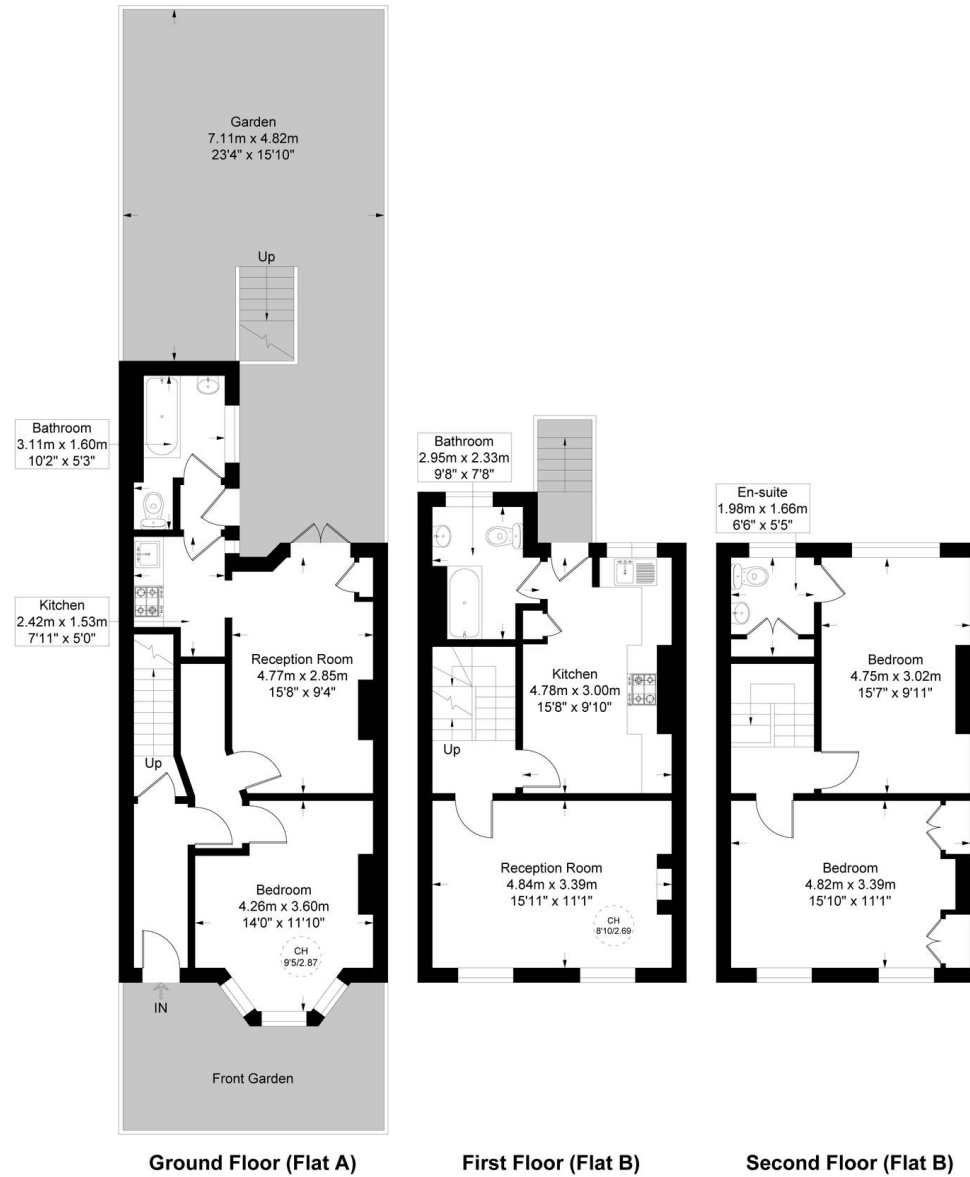
Flat A = 518 sq ft / 48.1 sq m

Flat B = 886 sq ft / 82.2 sq m

Total = 1404 sq ft / 130.3 sq m

**DAVID
ANDREW**

your
most
valuable
asset



Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222



**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 decision reliant upon them.



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.

