

**BEVERSBROOK ROAD N19  
OFFERS IN EXCESS OF  
£1,500,000 FREEHOLD**

**We are delighted to offer for sale a 4 bedroom house, arranged over three floors of an attractive period building, set in this popular location in N19.**







Beversbrook Road is located between Tytherton Road and Foxham Road, nearest tube stations being Tufnell Park and Archway (both Northern line) and close to local bus services, Upper Holloway overground station, the Ofsted "outstanding" Yerbury Primary School, Foxham Gardens, Whittington Park, shops, cafes, Tufnell Park Tavern & Tufnell Parking playing fields which includes its tennis courts. Islington Upper Street & Highbury Corner, for Highbury Fields, are served by bus services from Holloway Road in one direction with Highgate in the other.

The property offers well proportioned living accommodation and comprises two connecting reception rooms separated via double doors, a kitchen/breakfast room with double doors to the rear garden and a cloakroom all on the ground floor, with stairs up to a bedroom, a windowed bathroom and separate w.c all on the half landing. There are then two further bedrooms on the first floor, with stairs up to another bedroom on the top floor above, this one with an ensuite shower room

<b>Parking:</b>	Residents permit needed - 10am to midday - Monday to Friday.
<b>Utilities:</b>	The property is serviced by mains water, electricity, gas and sewage
<b>Broadband and Data Coverage</b>	Ultrafast Broadband services are available via Openreach, Virgin Media, Hyperoptic. 5G data is also available in this area information via Ofcom.
<b>Construction Type:</b>	Brick and slate
<b>Heating:</b>	Gas central heating

Council Tax: London Borough of Islington - Council Tax Band: F (£2,620.79 for 2023/24)



























Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

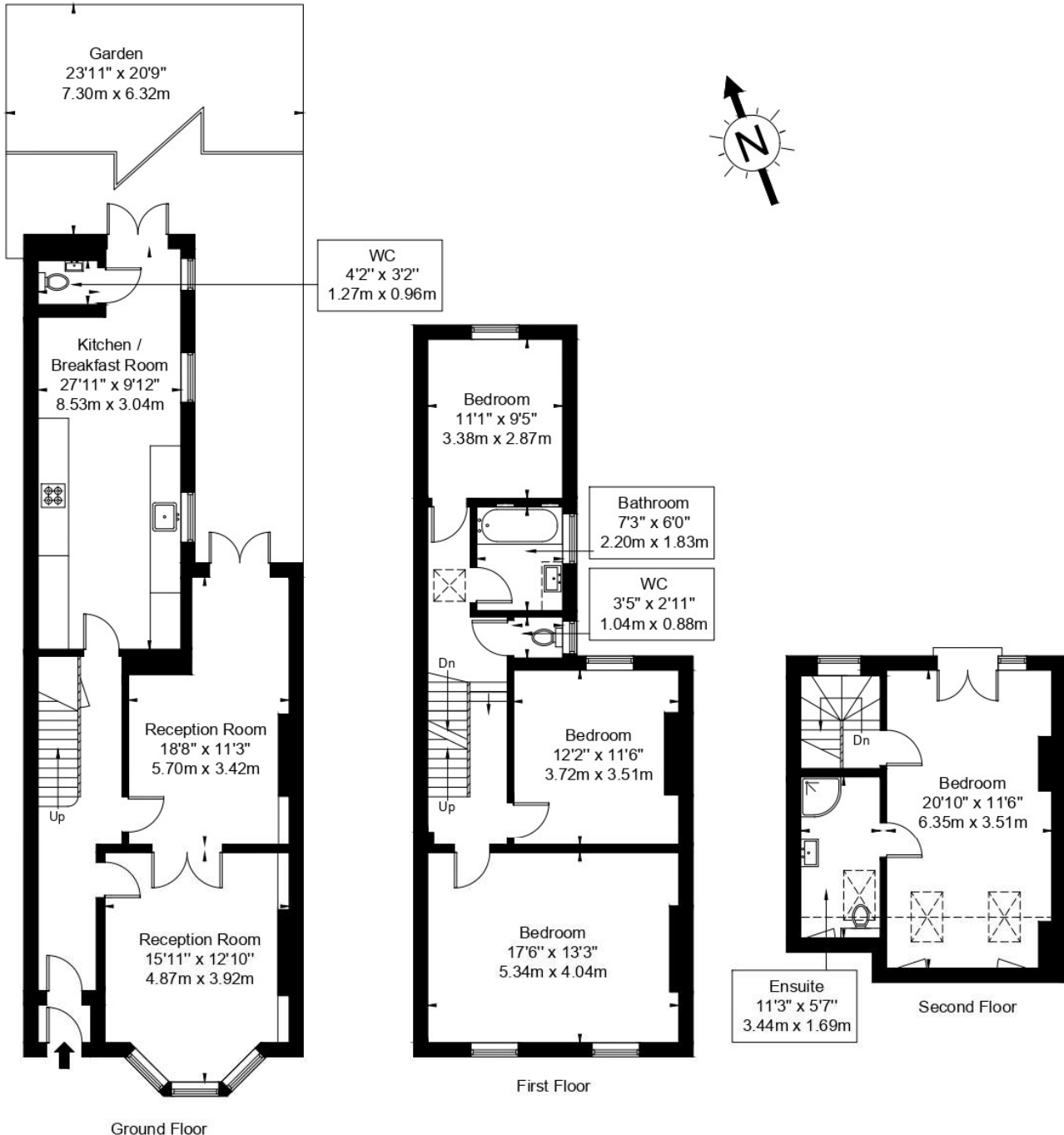


# Beversbrook Road, N19 4QF

Approx Gross Internal Area = 166 sq m / 1787 sq ft

Restricted head height = 4.6 sq m / 50 sq ft

Total = 170.6 sq m / 1837 sq ft



Ref :

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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