

**CORNWALLIS SQUARE N19
OFFERS IN EXCESS OF £925,000 FREEHOLD**

**A super four bedroom two bathroom house,
arranged over three floors of a three storey building,
with front off street parking.**





Cornwallis Square runs off Cornwallis Road, which runs roughly parallel with Holloway Road, nearest tube station being Archway (Northern line) and close to Upper Holloway overground station, excellent local bus services, shops & Whittington Park. Islington Upper Street & Highbury Corner in one direction and Highgate Village in the other are served by bus services from Holloway Road.

The house, which has views to the front of Cornwallis Park, offers well proportioned living accommodation and comprises a reception/dining room which connects through to a modern kitchen, a utility/laundry room and a cloakroom all located on the ground floor. The first floor consists of a L-shaped reception room, one of the bedrooms and a bathroom, with three further bedrooms (one with an en-suite bathroom) on the second (top) floor above. The house also has access to a rear garden and has front off street parking.

An internal viewing is highly recommended.

Council Tax: London Borough of Islington - Council Tax Band: F (£2,470.35 for 2022/23).













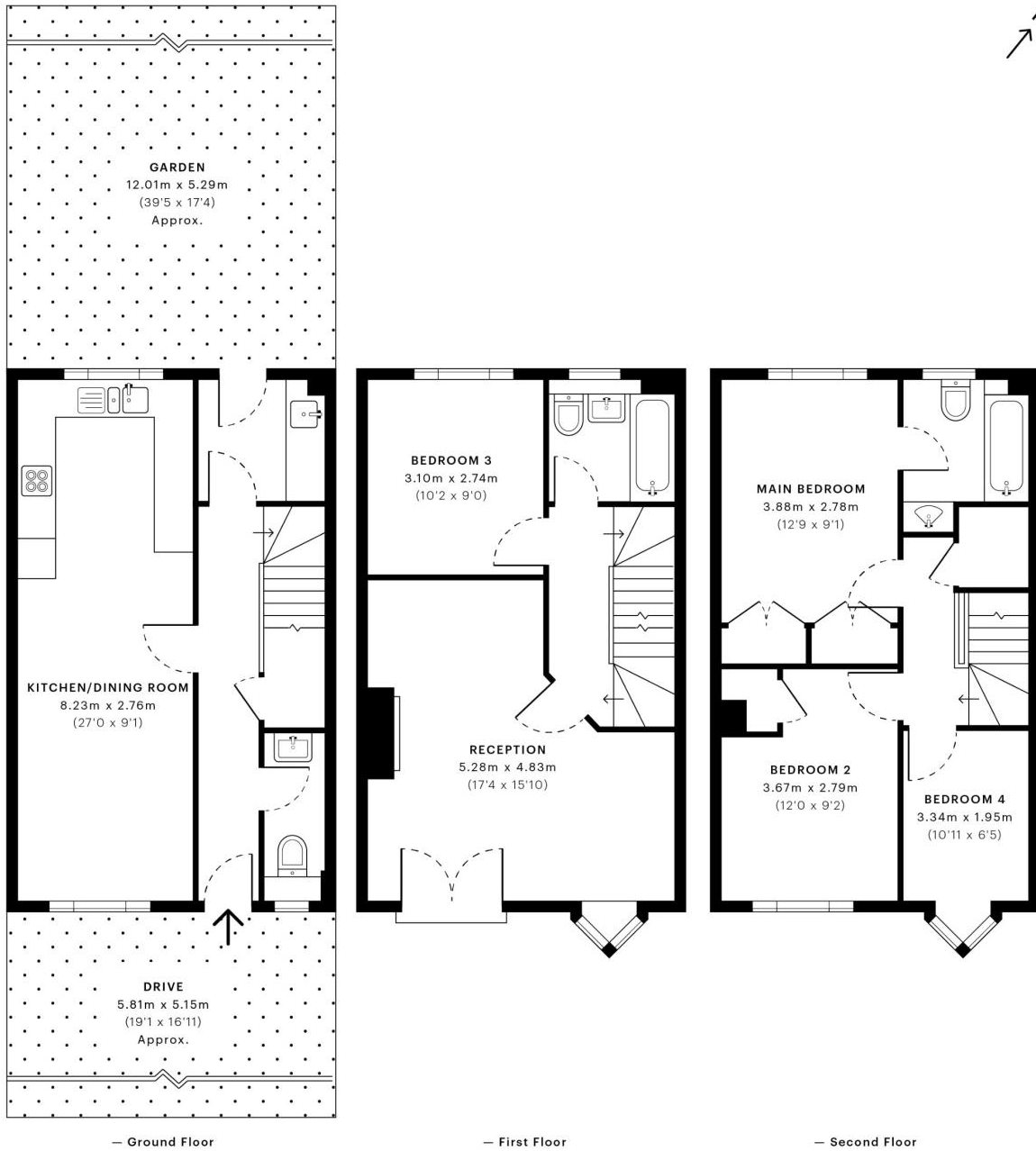




Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



 GROSS INTERNAL AREA (GIA)
The footprint of the property
120.51 sqm / 1297.16 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
108.85 sqm / 1171.65 sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 114.28 sqm / 1230.10 sqft
IPMS 3C RESIDENTIAL 109.50 sqm / 1178.65 sqft

SPEC ID 61d875bbdad4730dcde80b4