

ALEXANDER ROAD, N19
£1,000,000 FREEHOLD

Offering for sale a freehold double fronted building arranged as two flats, set in this tree-lined road in N19.





The property is set along Alexander Road, nearer the Holloway Road end of the road, its nearest tube station being Archway (Northern line) and close to Upper Holloway overground station, local bus services, shops, cafes and Whittington Park. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

The property, with potential to convert into a single dwelling house, subject to all necessary planning permissions and statutory consents being obtained, comprises of a ground floor and upper floor flats. The ground floor comprises a reception room, a kitchen with a door to a utility area with access to the rear garden, a bedroom and a shower room. The upper flat comprises its entrance on the ground floor off a communal hall. Stairs then rise to the first floor where there is a reception room, a kitchen/breakfast room and a bathroom. Stairs then carry on up to the second (top) floor where there are two bedrooms

Parking: We have been advised by the owners a residents parking permit can possibly be acquired from the council. Please make your own enquiries

Utilities: The property is serviced by mains water, electricity, gas and sewage

Broadband and Data Coverage. Ultrafast Broadband services are available via Openreach, Virgin Media, Hyperoptic, Community Fibre, with a good level of mobile phone coverage.

Construction Type: We have been advised by the owners - brick

Heating: Gas

Council Tax: Ground floor flat - London Borough of Islington - Council Tax Band: C (£1,873.67 for 2026/27)
Council Tax: Upper flat - London Borough of Islington - Council Tax Band: D (£2,107.87 for 2026/27)













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, enquiries 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.

Ground floor flat

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Upper flat

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

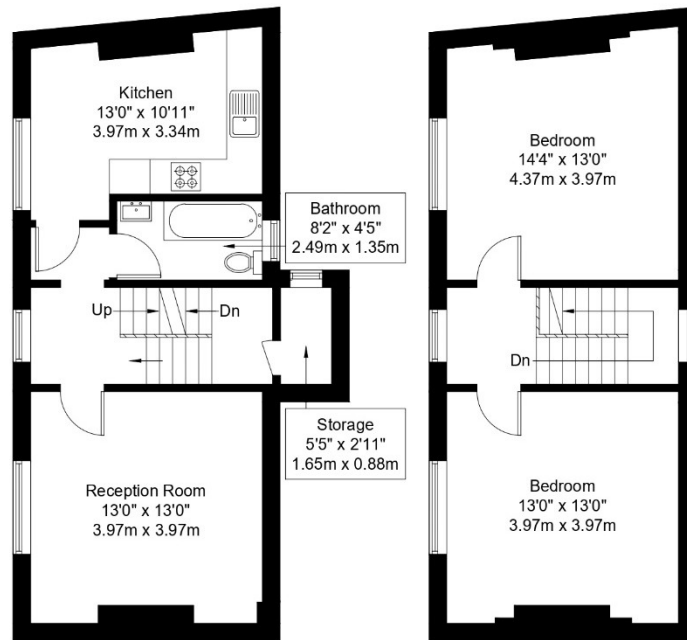
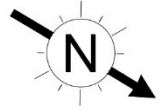
Alexander Road, N19 3PF

Approx Gross Internal Area = 144.2 sq m / 1552 sq ft

Garden / Patio = 39 sq m / 420 sq ft

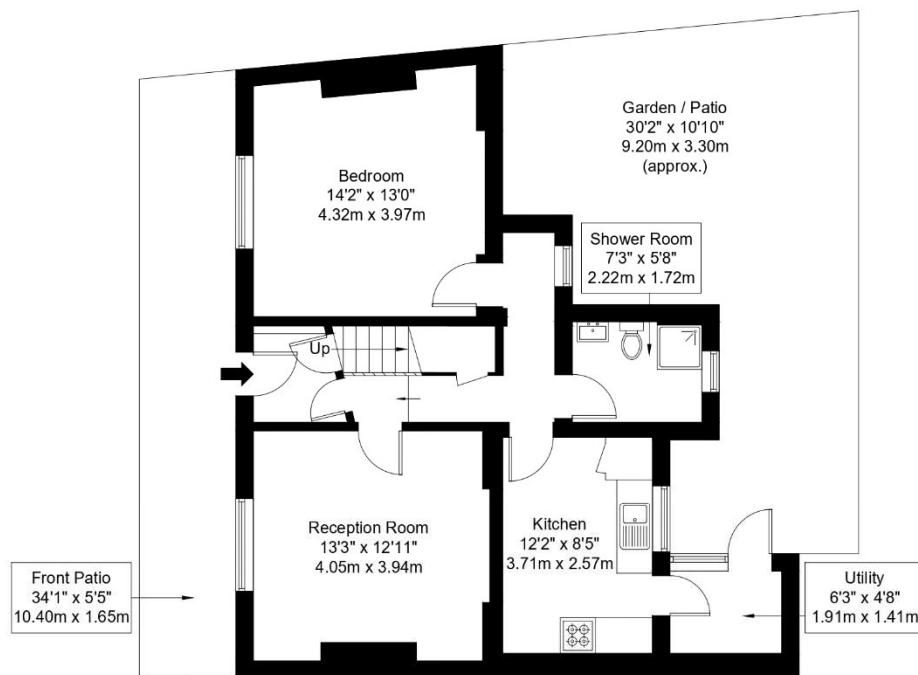
Front Patio = 17.1 sq m / 184 sq ft

Total = 200.3 sq m / 2156 sq ft



First Floor

Second Floor



Ground Floor

Ref :

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**B L E U
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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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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