HARGRAVE ROAD N19
OFFERS IN EXCESS OF
£1,300,000 FREEHOLD

We are delighted to offer for sale a spacious four storey period house in need of modernisation, with a south-westerly facing rear garden.









Hargrave Road is located off Junction Road and Holloway Road, nearest tube station being Archway (Northern line), and close to local bus services, shops, Upper Holloway overground station and Parliament Hill Fields which is not too far away with Hampstead Heath beyond. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

The house, which has two front entrances, one on the lower and the other on the raised ground floors, offers well proportioned accommodation and is in need of updating. The property comprises three reception rooms, a kitchen/breakfast room, two separate w.c's, a bathroom, five bedrooms and a south-westerly facing rear garden

Parking: We have been advised by the owner 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 Broadband services are available via Openreach, Community Fibre, Hyperoptic, G Network, Virgin Media, with a good level of mobile phone coverage.

Construction Type: To be confirmed

Heating: Gas

Council Tax: London Borough of Islington - Council Tax Band: G (£3,513.12 for 2026/27)


SINGER















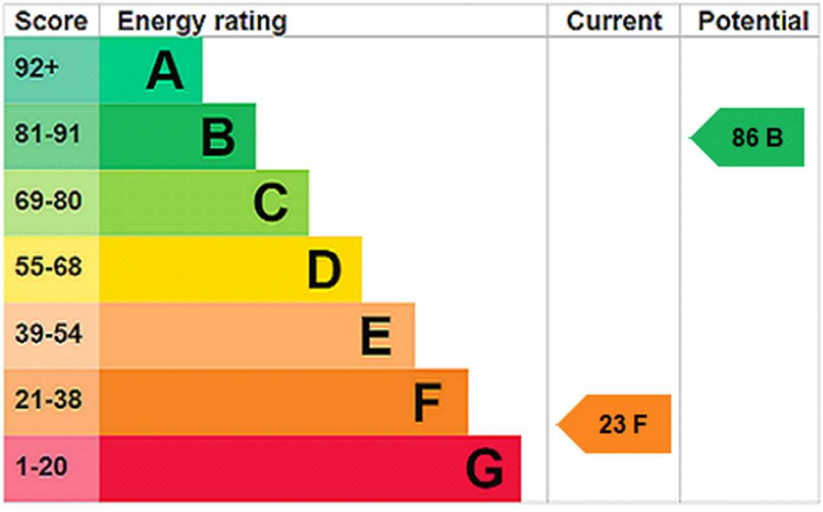






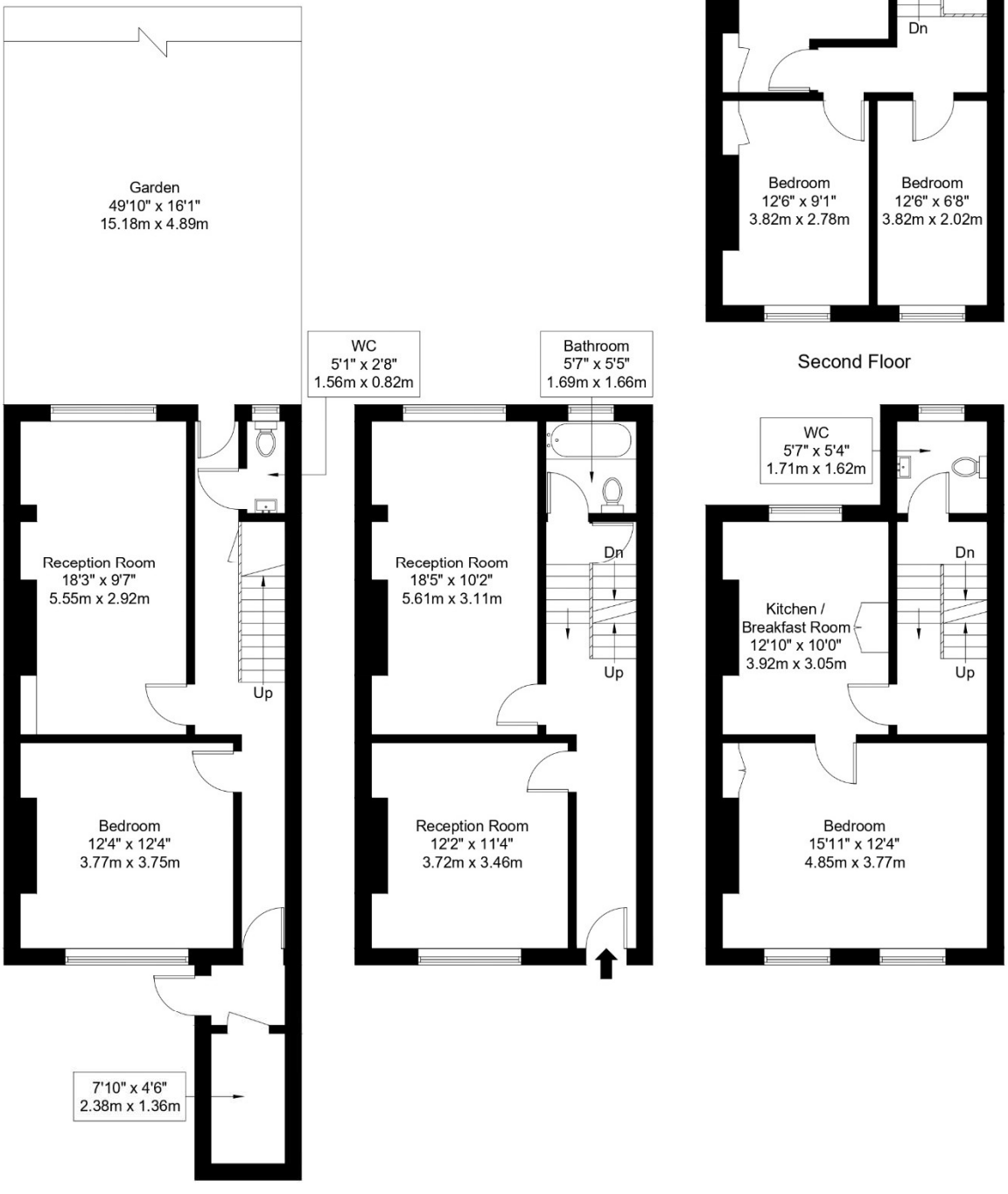
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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.



Hargrave Road, N19 5SJ

Approx Gross Internal Area = 178.7 sq m / 1924 sq ft



Ref :

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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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