BOOTHBY ROAD N19
OFFERS IN EXCESS OF £1,100,000 FREEHOLD

A well-presented three/four bedroom chain-free house, set in a three storey building in the N19 area, with a south-westerly-facing rear garden.









Boothby Road is ideally located in Archway, located off Giesbach Road and Elthorne Road, nearest tube station being Archway (Northern line) and close to Upper Holloway overgound station, 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.

This super house comprises a reception room which connects to a kitchen/breakfast room with access to a south-westerly-facing rear garden, and a shower room which are all on the ground floor. Stairs then lead up to a half-landing where there is bathroom. Stairs continue up to the first floor where there is a bedroom and a reception/drawing room (that potentially could be used as a fourth bedroom). On the second (top) floor there are two further bedrooms.

Parking: We have been advised by our client 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, Community Fibre, 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: F (£3,044.70 for 2026/27).








YORKSHIRE
TEA









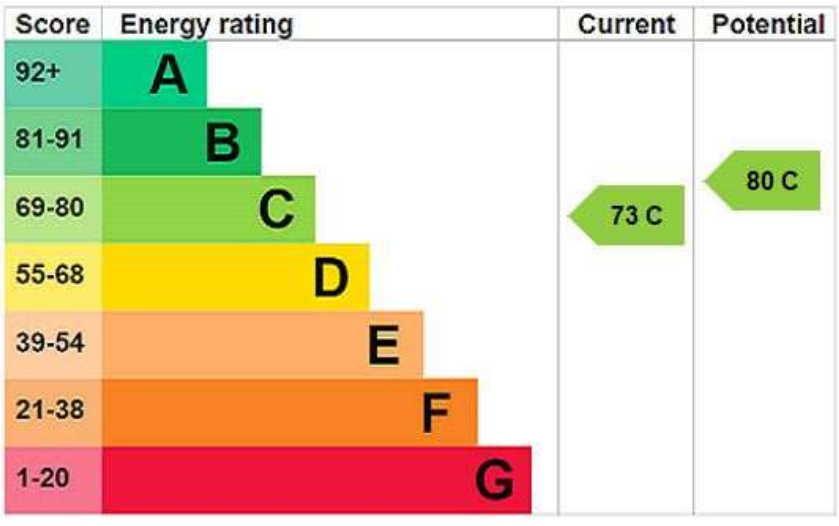






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



Boothby Road, N19 4AA

Approx Gross Internal Area = 126.9 sq m / 1366 sq ft

Garden = 41.9 sq m / 451 sq ft

Total = 168.8 sq m / 1817 sq ft



Ground Floor First Floor Second Floor

Ref :

Copyright 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. 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.

Copyright @ BleuPlan