# HATCHARD ROAD N19
# OFFERS IN EXCESS OF £900,000 FREEHOLD

**Ofering for sale a four bedroom house, arranged over three floors of period building, with a south-easterly facing rear garden.**









Hatchard Road is located off Marlborough Road, nearest tube station being Archway (Northern line) and close to upper Holloway overground station, local bus services, shops and Whittington Park. Islington Upper Street & Highbury Corner in one direction with Highgate Village in the other, are served by bus services from Holloway Road.

The house offers well proportioned living accommodation and comprises two connecting reception rooms, a kitchen/breakfast room all on the ground floor, which also has access to a cellar. Stairs then rise to a half-landing where is a bathroom, a utility room and a seperate w.c. Stairs carry on up to the first floor where there are two bedrooms, with a further two bedrooms above on the second (top) floor. The south-easterly facing rear garden is accessed from the kicthen.

| | |
|---|---|
| **Parking** | We have been advised by the owners a residents parking permit can 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** | According to Ofcom, Ultrafast Broadband services are available via Openreach, Hyperoptic, Virgin Media, with good mobile phone reception depending on your service provider. |
| **Construction Type:** | To be confirmed |
| **Heating:** | Gas |

Council Tax: London Borough of Islington - Council Tax Band: F (£3,044.70 for 2026/27).








BOSCH


BOSCH







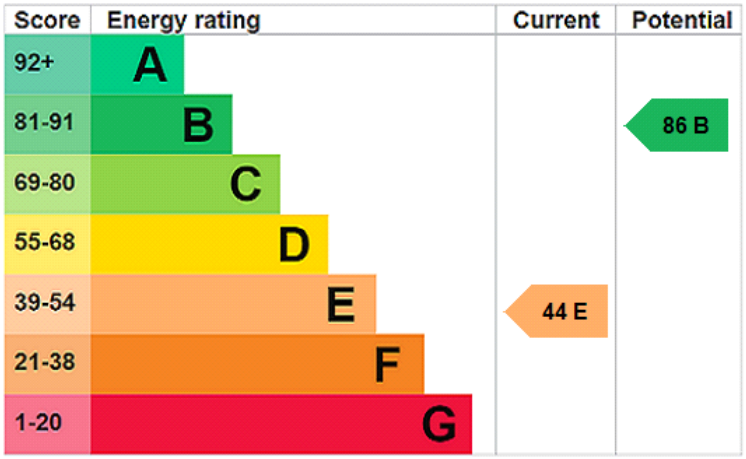






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

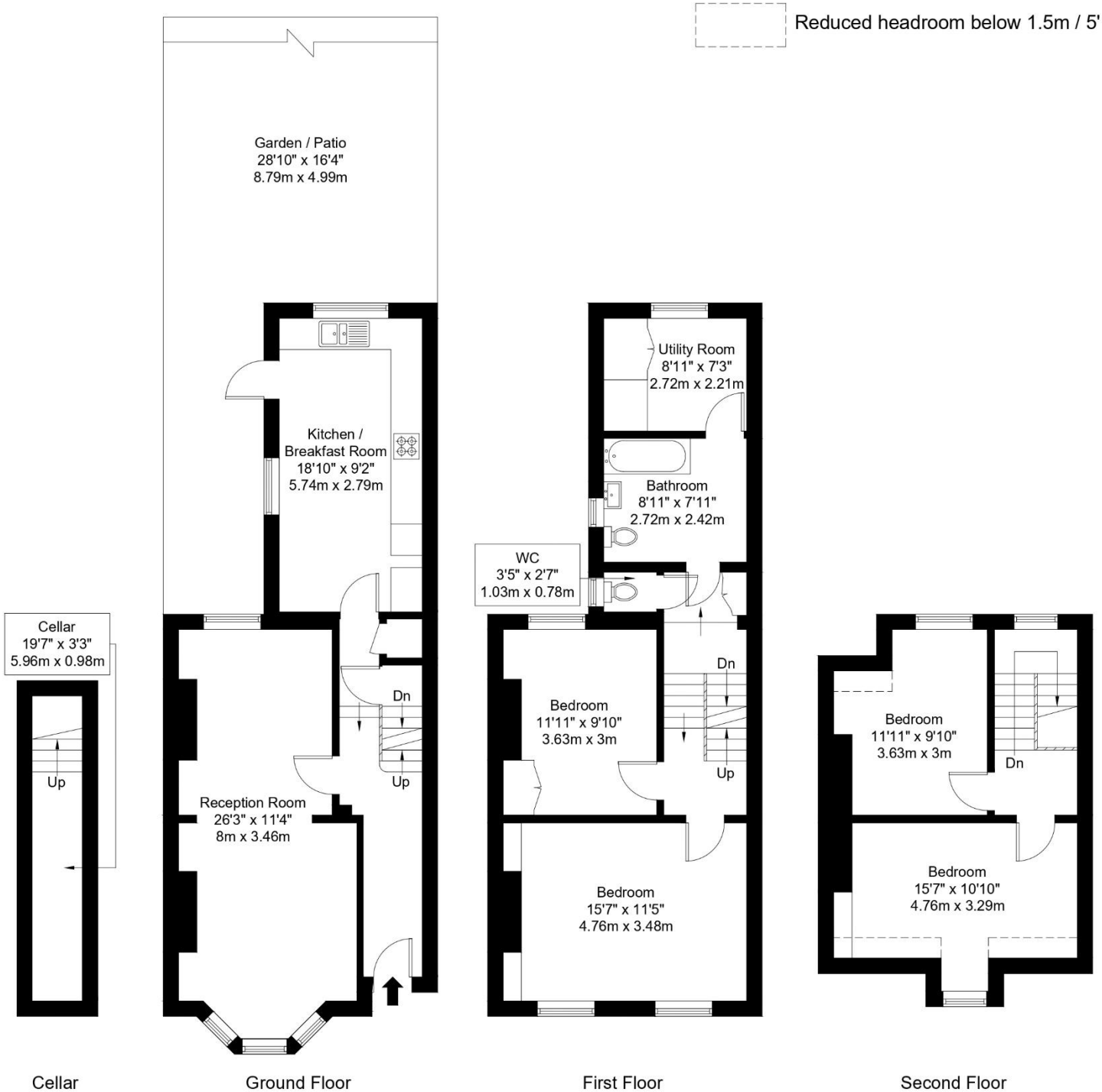


# Hatchard Road, N19 4NH

Approx Gross Internal Area = 137.8 sq m / 1483 sq ft

Restricted head height = 2 sq m / 22 sq ft

Total = 139.8 sq m / 1505 sq ft




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