

BICKERTON ROAD N19
£1,750,000 FREEHOLD

A superb and attractive four-bedroom, three-floored period house, with a wonderful rear garden and well situated opposite Dartmouth Park.





Bickerton Road which is in the St John's Grove Conservation Area, is located off Dartmouth Park Hill and Junction Road, nearest tube stations being Archway & Tufnell Park (both Northern line), and close to local bus services, the shops and cafes along Swains Lane, with Parliament Hill Fields and Hampstead Heath beyond. The Kings Cross area is a bus ride away from Junction Road, for its amenities including Kings Cross rail stations, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard.

This beautifully presented house, offers well proportioned living accommodation and is arranged over over three floors. The house comprises two connecting reception rooms with access to a kitchen/breakfast room (which includes a side return), a utility cupboard, access from the kitchen through fold back doors to the rear garden, and a cloakroom all on the ground floor. Stairs then rise to a half-landing where there is a bedroom and a bathroom. On the first floor there are two further bedrooms (one with an en-suite shower room), with stairs leading up to a half-landing where there is a decked roof terrace. Stairs then continue up to the top floor where there is a bedroom with an en-suite shower room. The house also has a cellar.

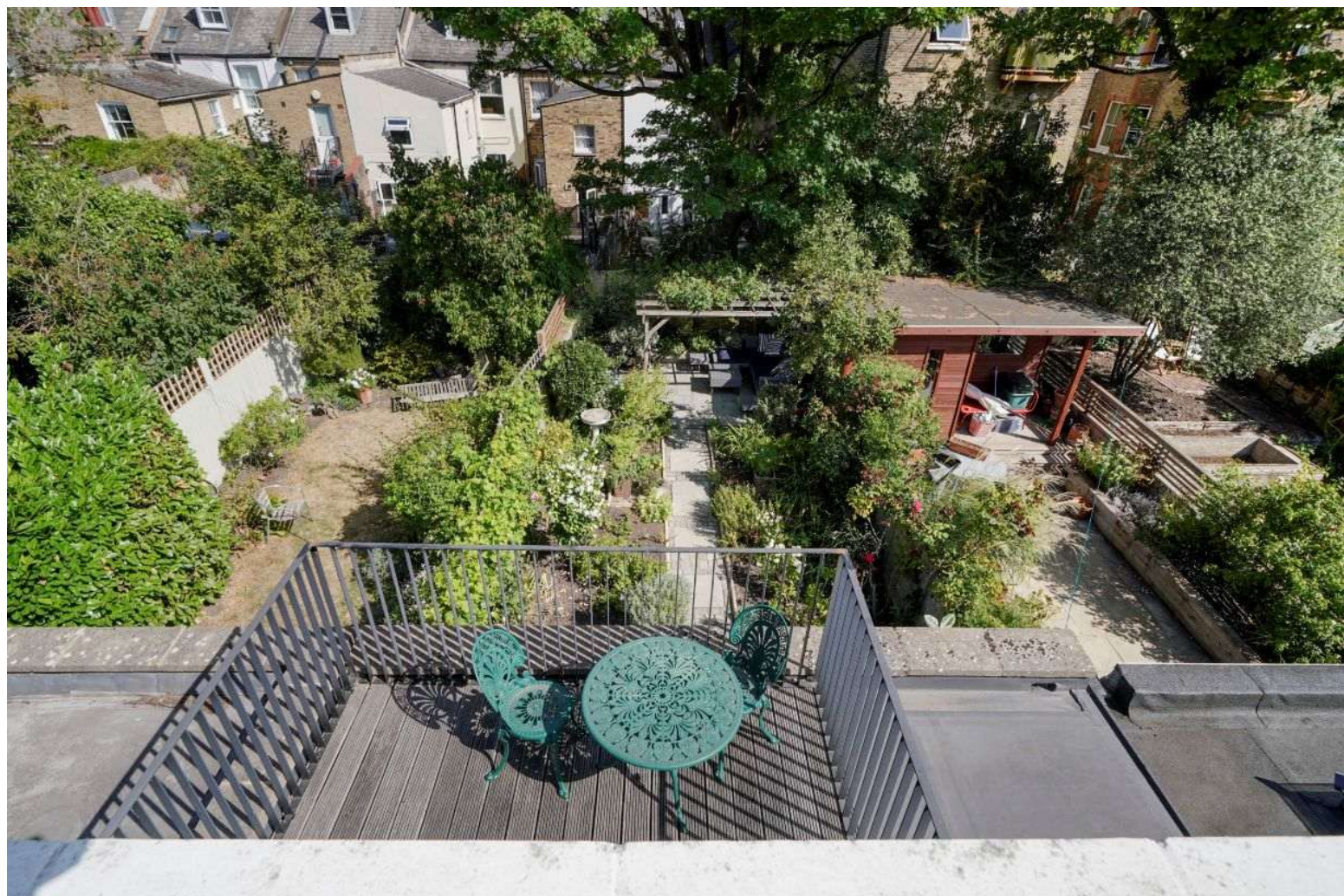
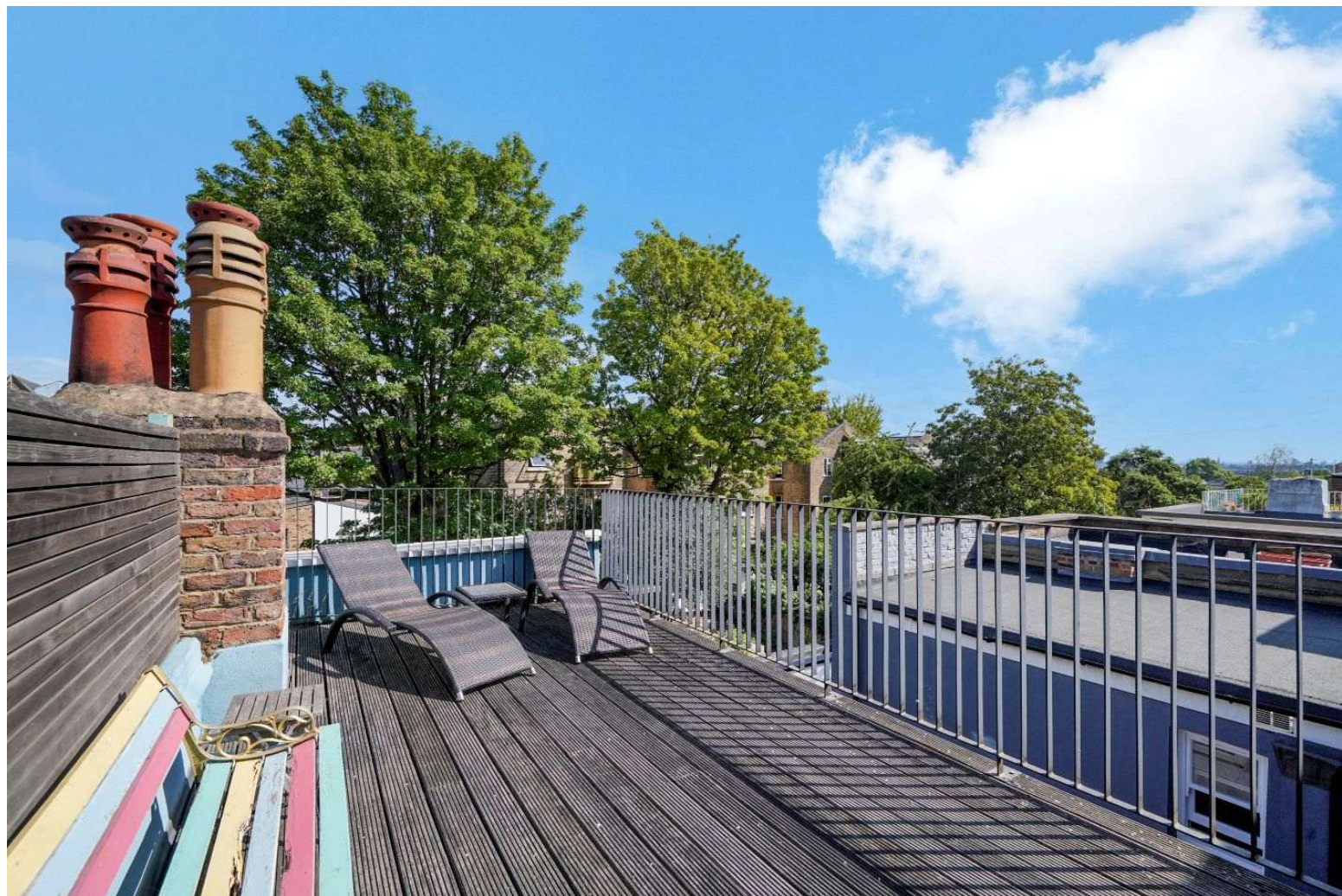
Parking	We have been advised by the owners a residents parking permit can be acquired from the council. Please make your own enquiries.
Utilities:	The property is serviced by mains water, electricity, gas and sewage
Broadband and Data Coverage	Ultrafast Broadband services are available via Openreach, G Network, Virgin Media, with a good level of mobile phone coverage 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).

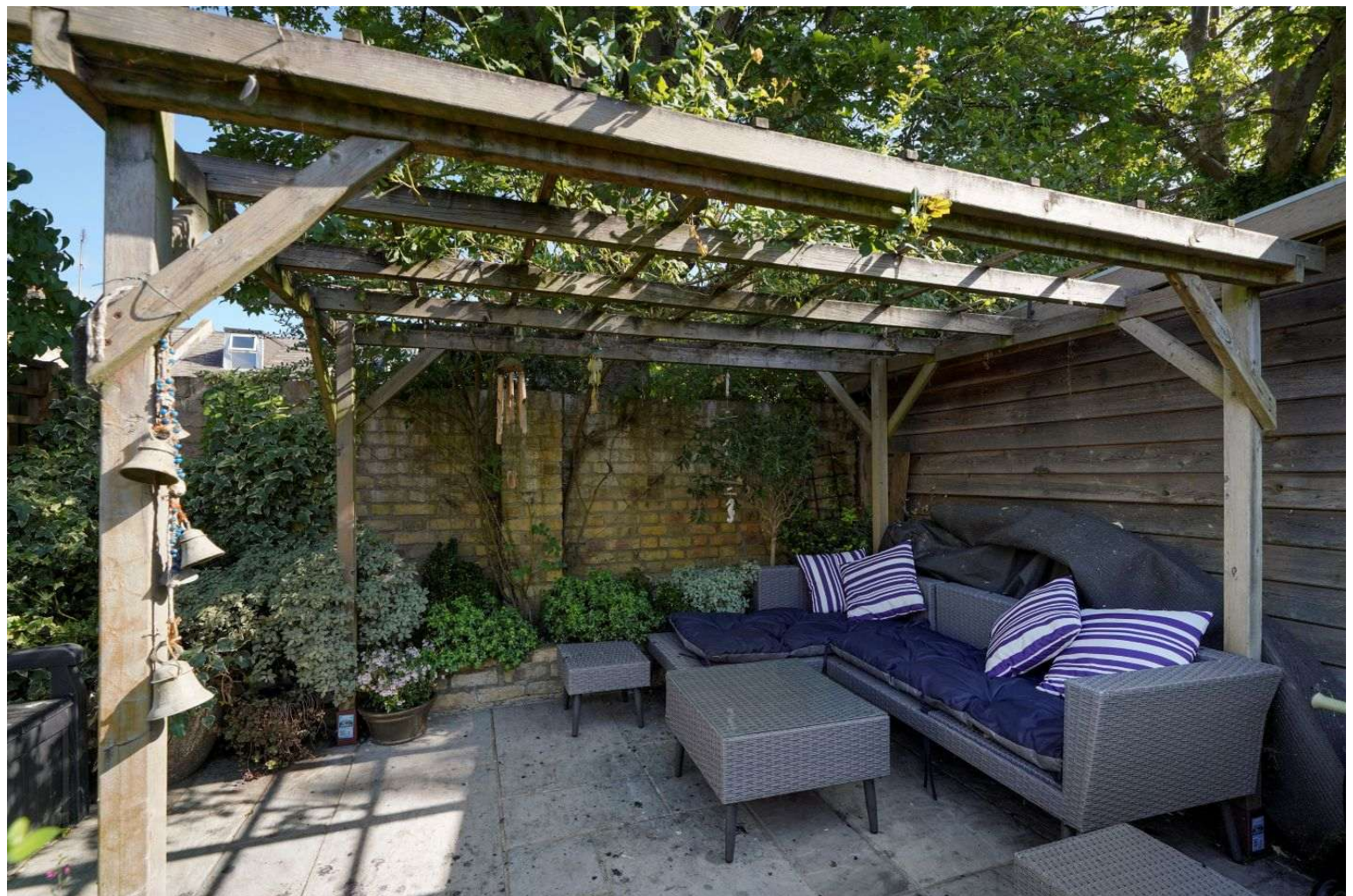














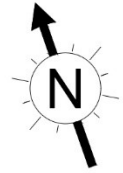
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

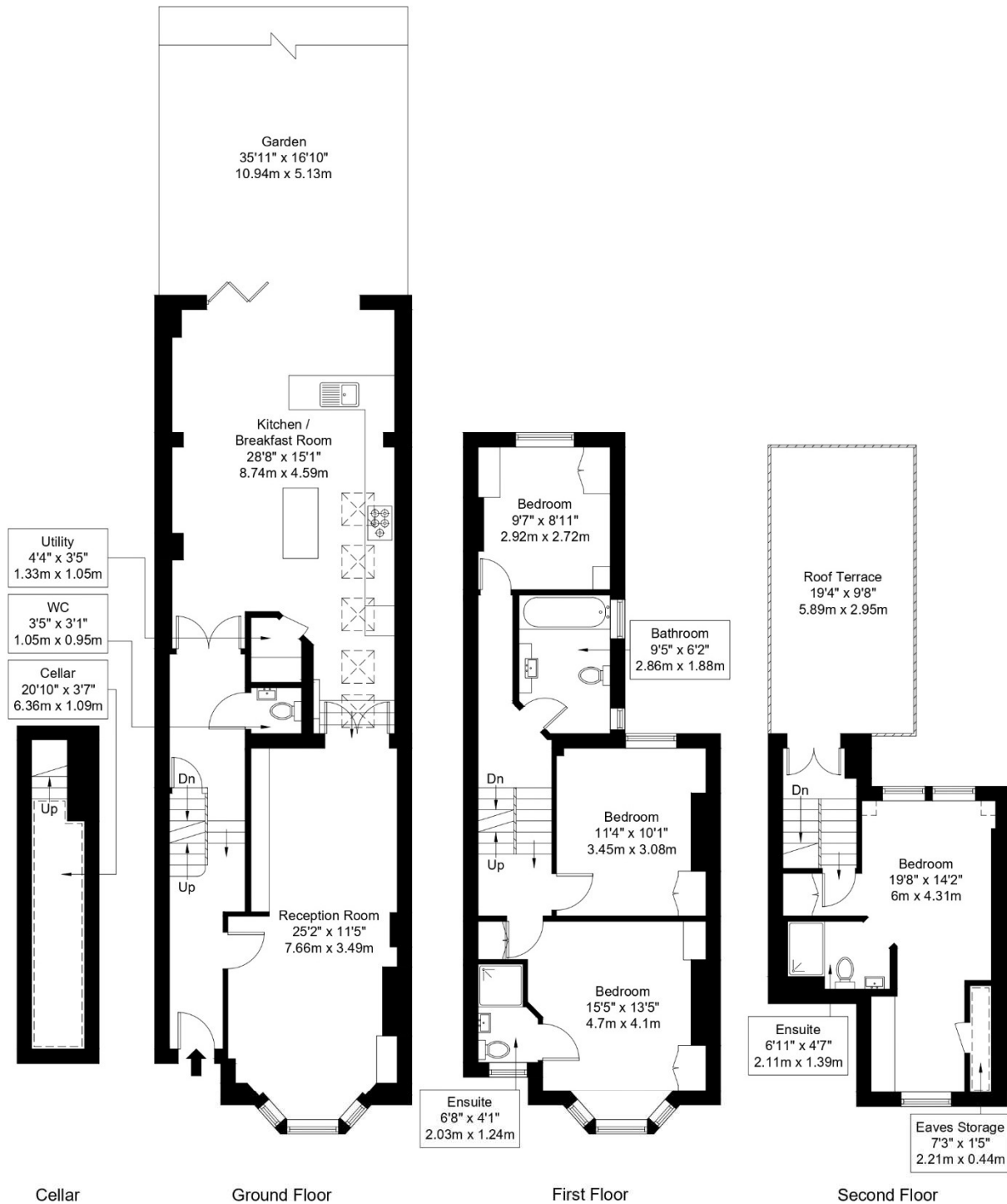
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bickerton Road, N19 5JS

Approx Gross Internal Area = 146.3 sq m / 1575 sq ft
 Restricted head height / Eaves Storage = 7.5 sq m / 81 sq ft
 Roof Terrace = 17.4 sq m / 187 sq ft
 Garden = 56.1 sq m / 604 sq ft
 Total = 227.3 sq m / 2447 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ref :

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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.

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