

**TAVISTOCK TERRACE, N19  
OFFERS IN EXCESS OF  
£1,450,000 FREEHOLD**

**A delightful freehold building arranged as two flats, set  
in this attractive tree-lined road in N19, with a south-  
easterly facing rear garden.**





The property is set on Tavistock Terrace, a tree-lined road in N19, set within the Mercers Road/Tavistock Terrace Conservation Area, its nearest tube station being Archway (Northern line) and close to Upper Holloway overground station, Yerbury school, local bus services, shops, cafes, Foxham Gardens 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 back into a dwelling house, subject to usual planning consents being obtained, comprises of a lower ground floor flat to the front, arranged with its own entrance, a studio room, a kitchen area and a windowed shower room. Stairs then lead up to the upper maisonette where there is an entrance on the raised ground floor along with two rooms both used as bedrooms (both with window shutters, with the rear room with access via large windows/doors to a roof terrace). Stairs then lead up to the first (top) floor where there are two bedrooms and a windowed shower room. On the half landing between the lower and raised ground floors there is a windowed shower room. Stairs then lead down to the lower ground floor to the rear, where there is a reception area with access to a kitchen/breakfast room, which has access to the rear garden.

**Parking:** We have been advised by the owner a residents parking permit could 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, Hyperoptic, Virgin Media, with a good level of mobile phone coverage.

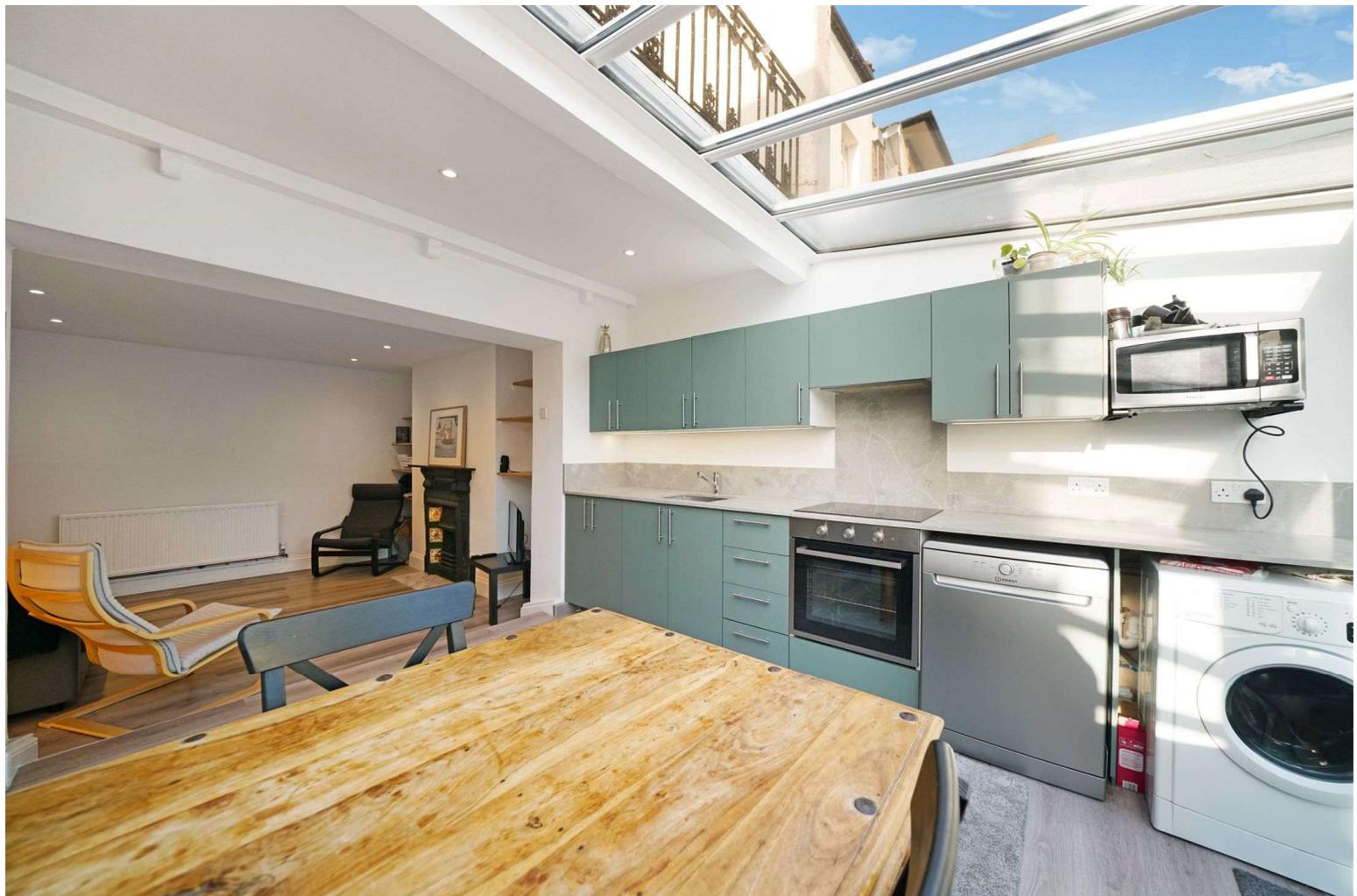
**Construction Type:** To be confirmed.

**Heating:** Gas

Council Tax: Lower Ground floor - London Borough of Islington - Council Tax Band: B (£1,564.75 for 2025/26).

Council Tax: Upper - London Borough of Islington - Council Tax Band: E (£2,458.89 for 2025/26).













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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

### Lower Ground floor flat

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

### Upper maisonette

# Tavistock Terrace, N19 4DB

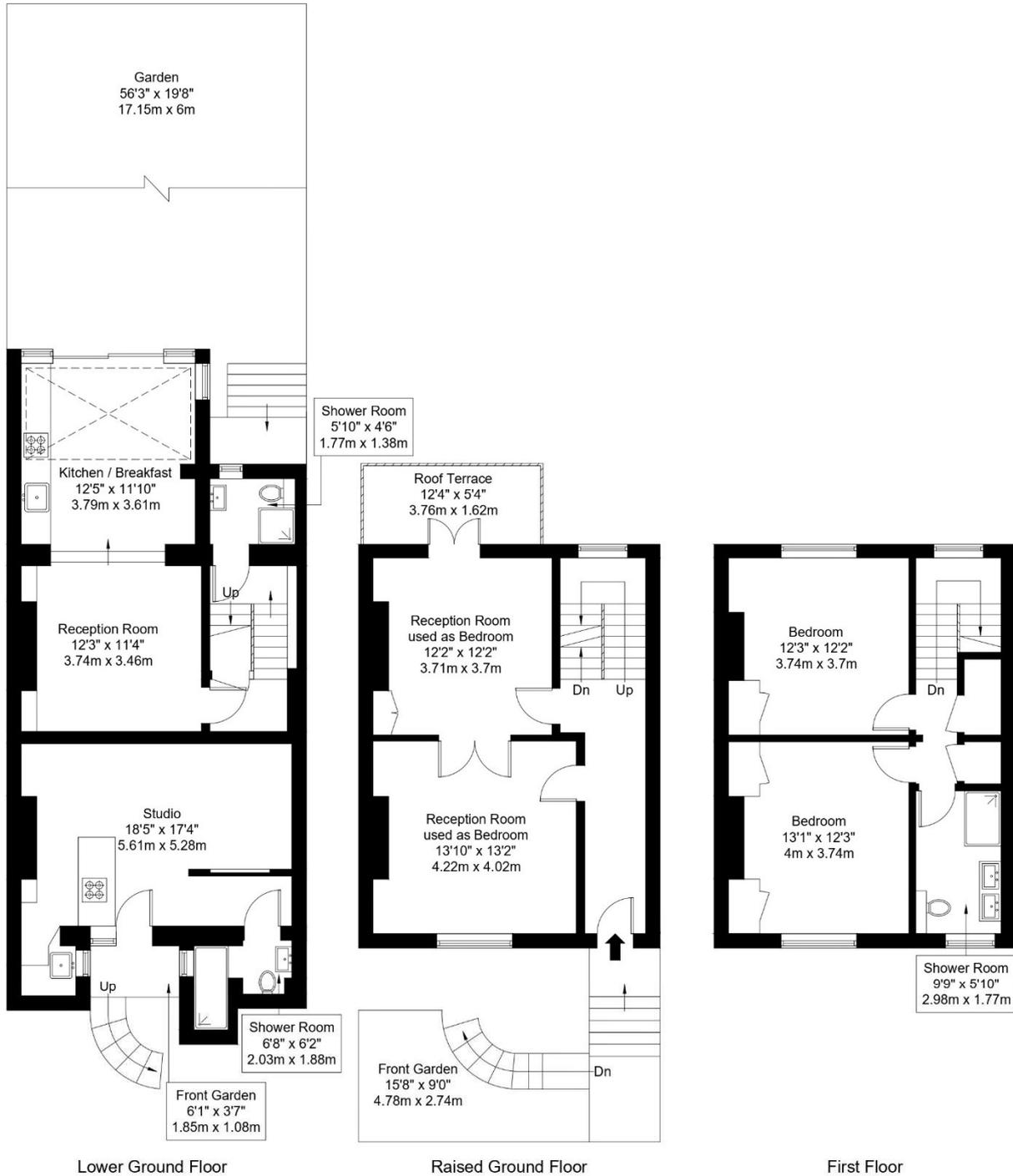
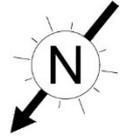
Approx Gross Internal Area = 155.6 sq m / 1675 sq ft

Balcony = 6.1 sq m / 66 sq ft

Garden = 112.5 sq m / 1211 sq ft

Front Gardens = 10.6 sq m / 114 sq ft

Total = 284.8 sq m / 3066 sq ft



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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