

DUNCOMBE ROAD N19
£1,000,000 FREEHOLD

**We are delighted to offer for sale a
three bedroom two storey end of terrace
period house set in a side road in N19.**





Duncombe Road is located off Mulkern Road, nearest tube station being Archway tube station (Northern line) and close to local bus services, shops, schools & the shops and high roads of Crouch End and Highgate.

The property is arranged over the ground, half landing and first floors and comprises of a reception room with a bay which connects to a rear reception/dining room, a separate kitchen/breakfast room & a cloakroom all on the ground floor with stairs up to three bedrooms, a windowed shower room, and a rear garden

Council Tax: London Borough of Islington - Council Tax Band: E (£2,217.59 for 2023/24).









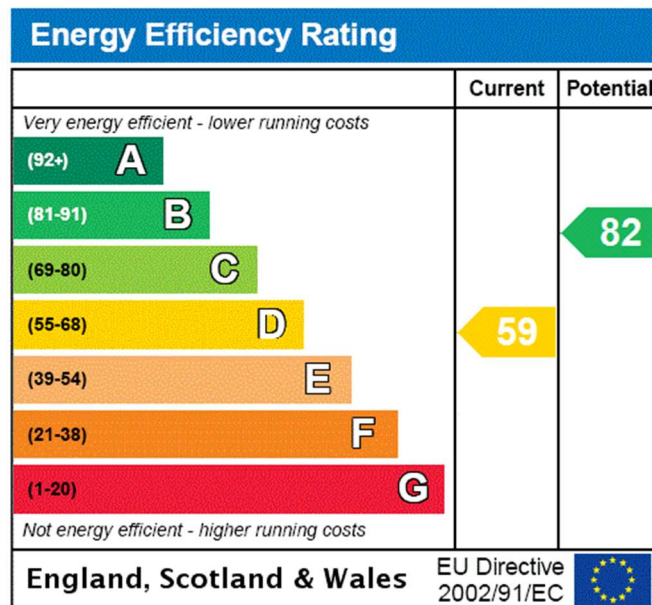


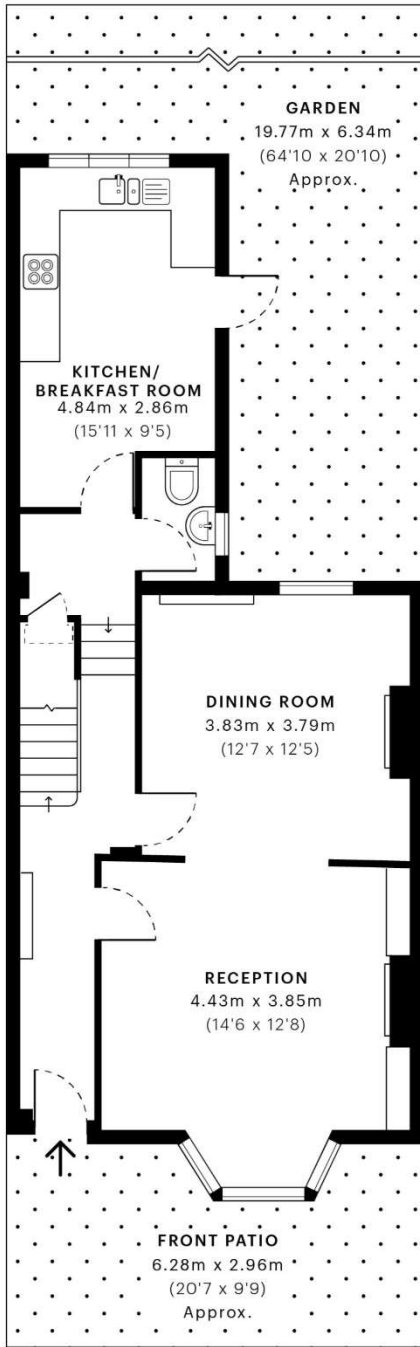




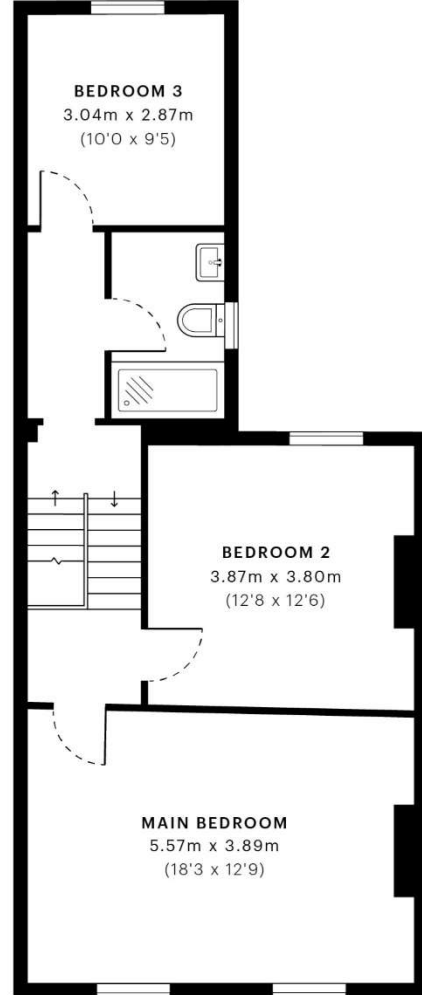
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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





— Ground Floor



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
121.52 sqm / 1308.03 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
114.79 sqm / 1235.59 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 119.82 sqm / 1289.73 sqft
IPMS 3C RESIDENTIAL 115.43 sqm / 1242.48 sqft

SPEC ID 56413256cdc45750dd0d30628