

**KIVER ROAD N19
OFFERS IN EXCESS OF
£850,000 FREEHOLD**

**Offering for sale a three bedroom chain-free house
in need of updating, arranged over two floors of a
two storey period end of terrace building.**





Kiver Road is located off Marlborough Road and runs parallel with Holloway 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 are served by bus services from Holloway Road in one direction and Highgate in the other.

The house comprises two reception rooms, a kitchen, access to a garden and a bathroom all on the ground floor. Stairs then go up to a half landing where there is a bedroom. Stairs then carry on up to the first floor where there are two further bedrooms, one of which has an ensuite w.c.

Parking: We have been advised by the owners family – resident parking permit can be purchased from Islington council

Utilities: We have been advised by the owners family- 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.

Construction Type: We have been advised by the owners family - brick with tiled roof

Heating: Gas central heating

Council Tax: 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, 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.

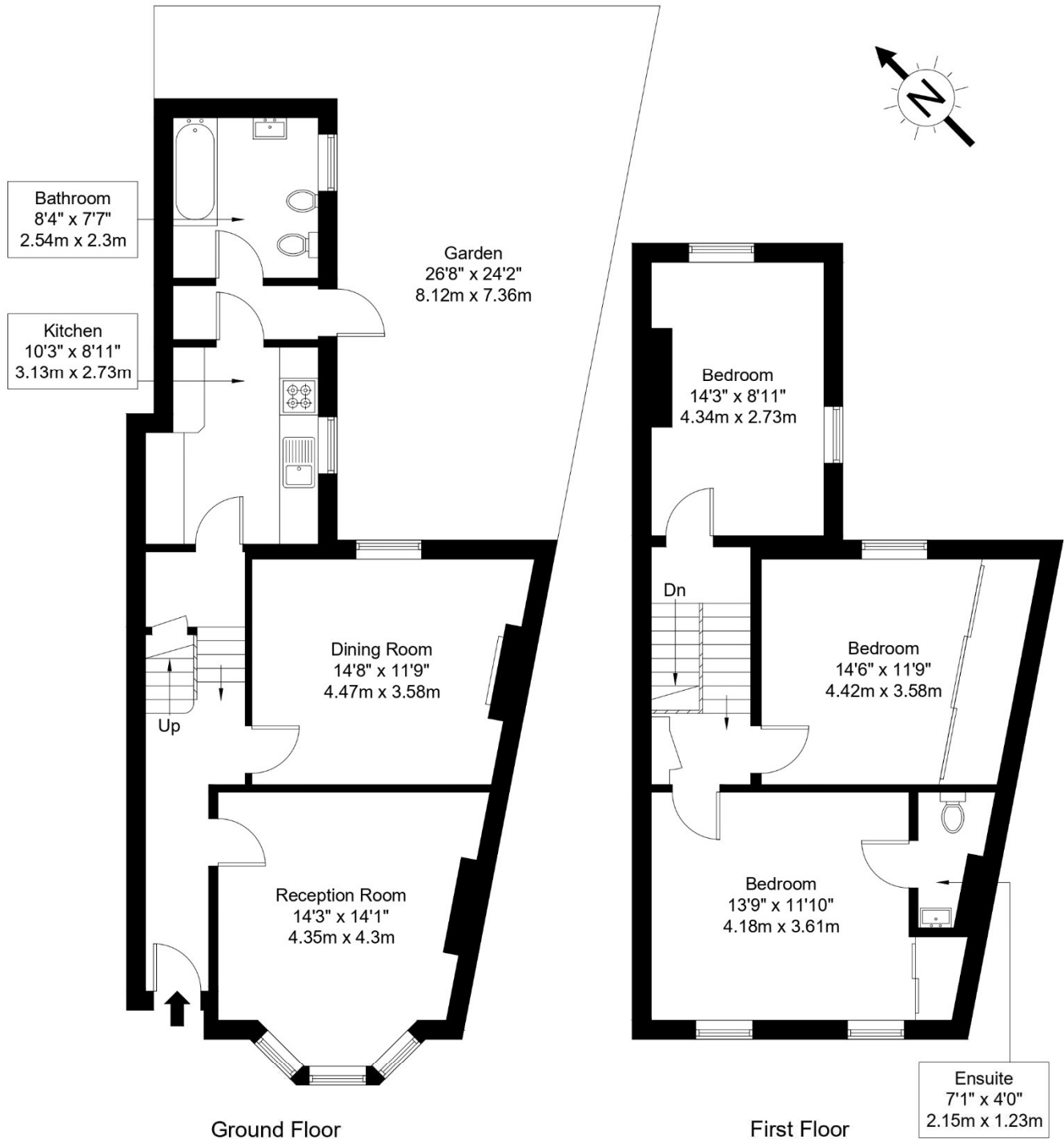
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Kiver Road, N19 4PD

Approx Gross Internal Area = 110.4 sq m / 1188 sq ft

Garden = 37.7 sq m / 406 sq ft

Total = 148.1 sq m / 1594 sq ft



Ref :

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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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