

3 Bed Duplex In Cheverton Road , Archway, N19 3AY

£1,075,000





SHORT DESCRIPTION

Property Ref: 16788 Tree lined Cheverton Road is located within the sought after Whitehall Park conservation area, an oasis of Victoriana sitting between Highgate, Crouch End and Archway. It is a friendly neighbourhood with lots of families and kids. A few convenience stores are within a short walk and the highly praised artisan bakery and coffee shop 'Tarn' is just moments away. The public transport hub at Archway provides numerous bus services and a Zone 2 underground station. Primary schools, Whitehall Park, Coleridge and Ashmount are nearby. Being sold is this very attractive light and bright THREE BEDROOM DUPLEX conversion which has high ceilings and oversized sash windows. The 55ft private garden is conveniently accessed from both raised and ground floors making this a fantastic home in which to entertain. Property Type: Duplex Full selling price: £1075000.00 Pricing Options: Guide Price Tenure: Share of Freehold Council tax band: D EPC rating: C Measurement: 1152 sq.ft. Outside Space: Rear Garden Parking: Permit, Residents Heating Type: Gas Central Heating Chain sale Possession of the property: Self-occupied ---



Bed Room(s)



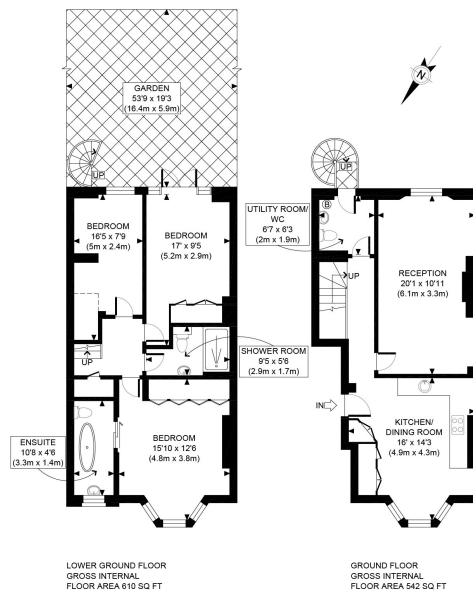
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



APPROX. GROSS INTERNAL FLOOR AREA 1152 SQ FT / 107 SQM

⚠ Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. ⚠ While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

| | |
|------------------|-------------------|
| Property type | Ground-floor flat |
| Total floor area | 80 square metres |

Rules on letting this property

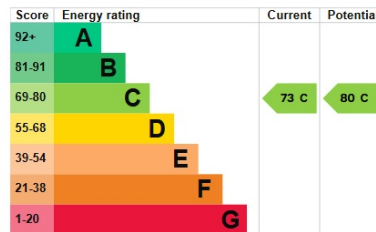
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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