

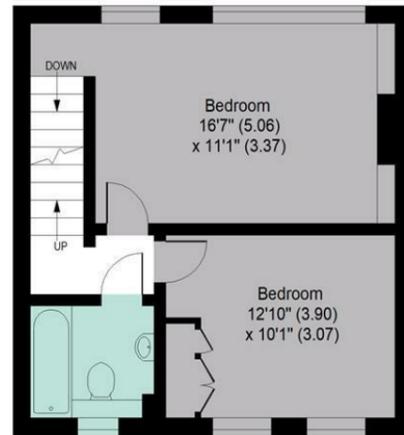


### Yale Terrace N19

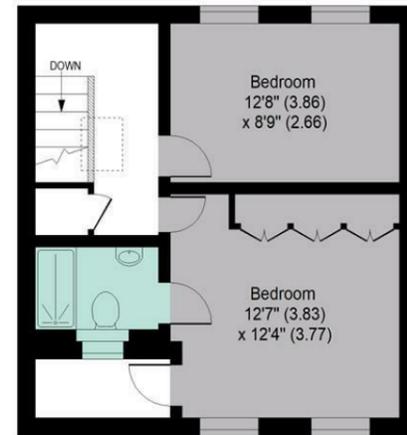
APPROX. GROSS INTERNAL FLOOR AREA 1341 SQ FT / 124.5 SQ M



GROUND FLOOR



FIRST FLOOR

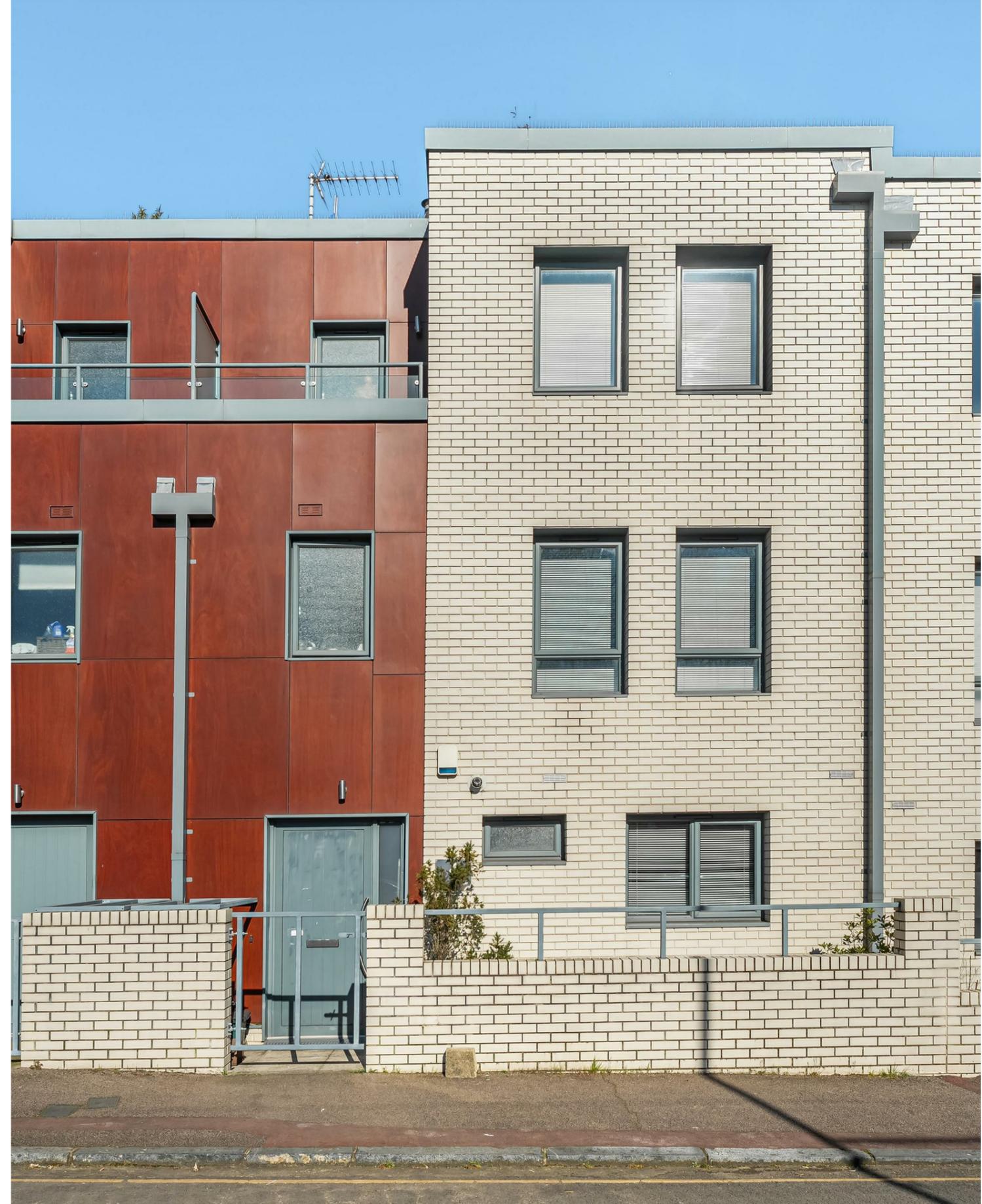


SECOND FLOOR



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com



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MITFORD ROAD

3 BEDROOM | 2 BATHROOM | HOUSE - TERRACED



### MATERIAL INFORMATION:

- > FREEHOLD
- > CHAIN FREE
- > EPC RATING: B
- > COUNCIL TAX BAND: F

### KEY FEATURES

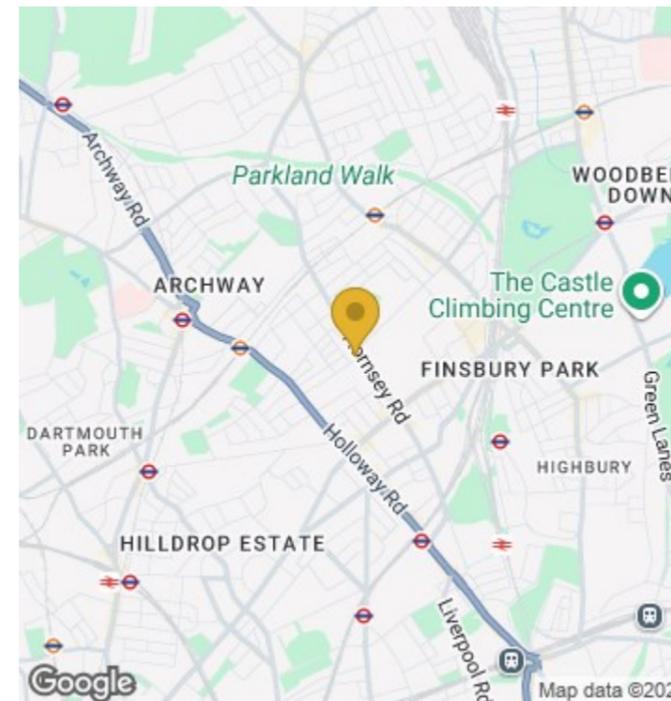
- 1,341 SQFT / 124.5 SQM (STS)
- THREE BEDROOMS WITH POTENTIAL FOR A FOURTH
- LARGE FULLY FITTED KITCHEN AND MODERN FAMILY BATHROOM
- FREEHOLD HOUSE
- ARRANGED OVER THREE FLOORS
- 0.6 MILES FROM UPPER HOLLOWAY, AND ARCHWAY STATIONS

**YOURS FOR  
£925,000**

A bright and modern family home arranged over three floors and offering approximately 1,341 sq ft of living space. This freehold property is currently arranged as three well-proportioned bedrooms and two reception rooms, offering excellent flexibility with the option to be configured as a four-bedroom home if desired.

The property is also well positioned for the many cafés, restaurants and shopping amenities found in Stroud Green, Holloway and Crouch End, and is within walking distance of the green open spaces of Wray Crescent Park.

**SEE MORE  
PROPERTIES  
ONLINE**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

- BEDROOMS: 3
- BATHROOMS: 2
- RECEPTIONS: 2

