

**TYTHERTON ROAD N19**  
**£1,600,000 FULL FREEHOLD SUBJECT TO EXISTING LEASE**  
**OF THE REAR MAISONETTE**

**A spacious house arranged over three floors of an attractive period building, set at the Campdale Road end of this popular location in N19.**





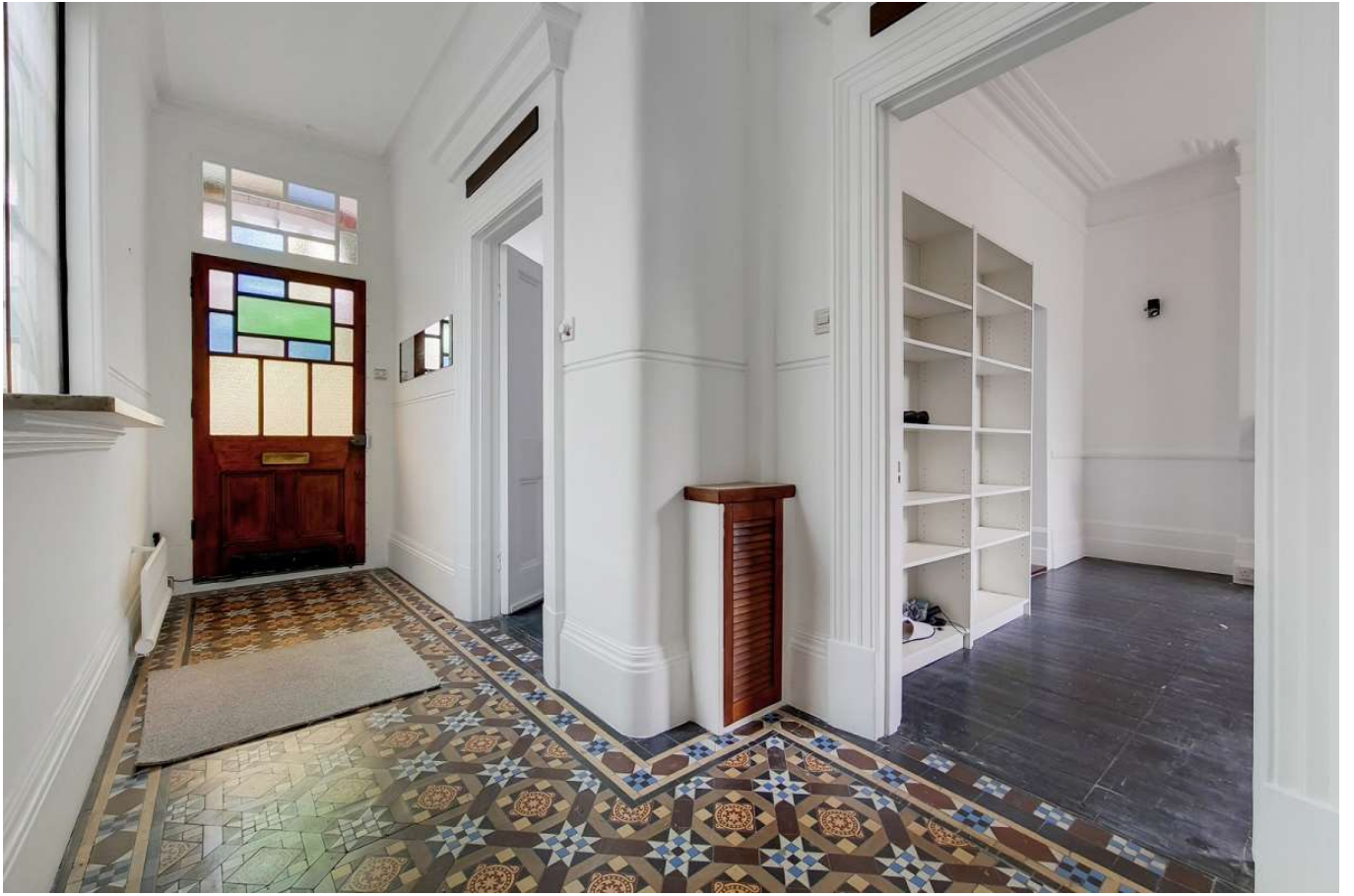
Tytherton Road is located off Campdale Road, nearest tube station being Tufnell Park (Northern line) and close to local bus services, shops, cafes, Yerbury Primary School, Tufnell Park Tavern & Tufnell Parking playing fields which includes its tennis courts.

The property offers well proportioned living accommodation and is currently arranged with a cellar and two connecting rooms on the ground floor with access to the rear garden. The first floor consists of a reception room which connects to a kitchen/breakfast room and a bathroom, with two bedrooms and a storage cupboard on the second (top) floor above

An internal viewing is recommended.

Council Tax: London Borough of Islington - Council Tax Band: D (£1,710.24 for 2022/23).























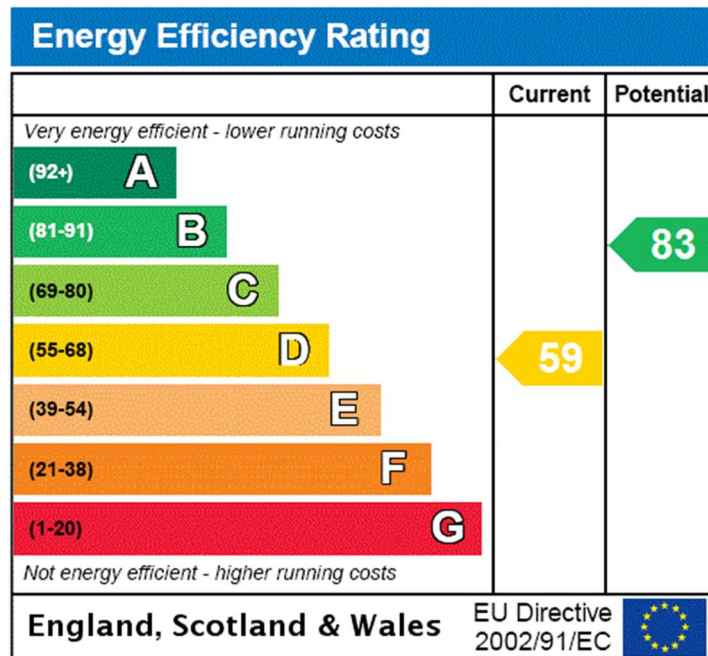






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



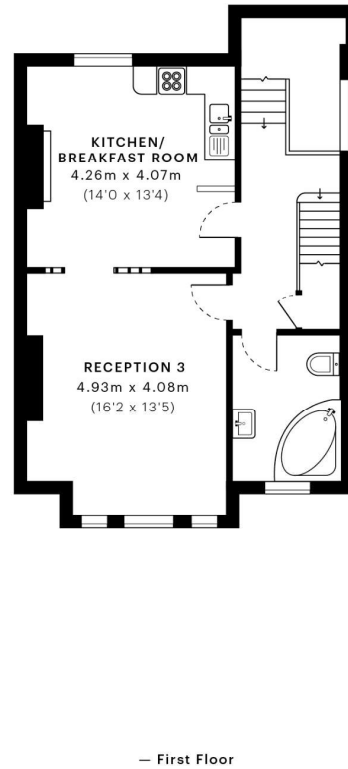
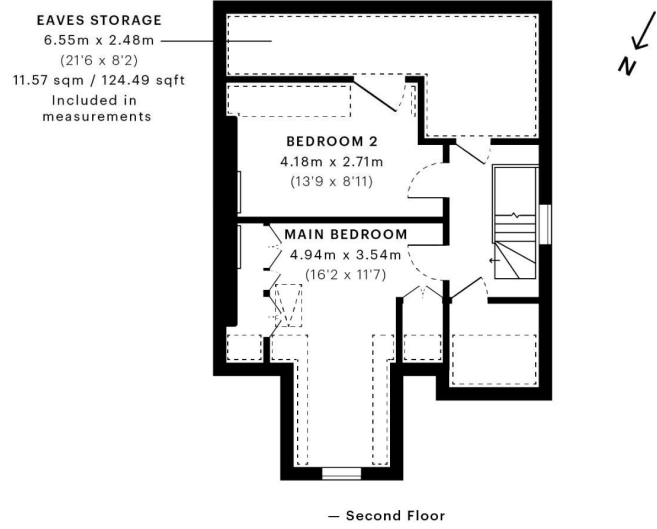
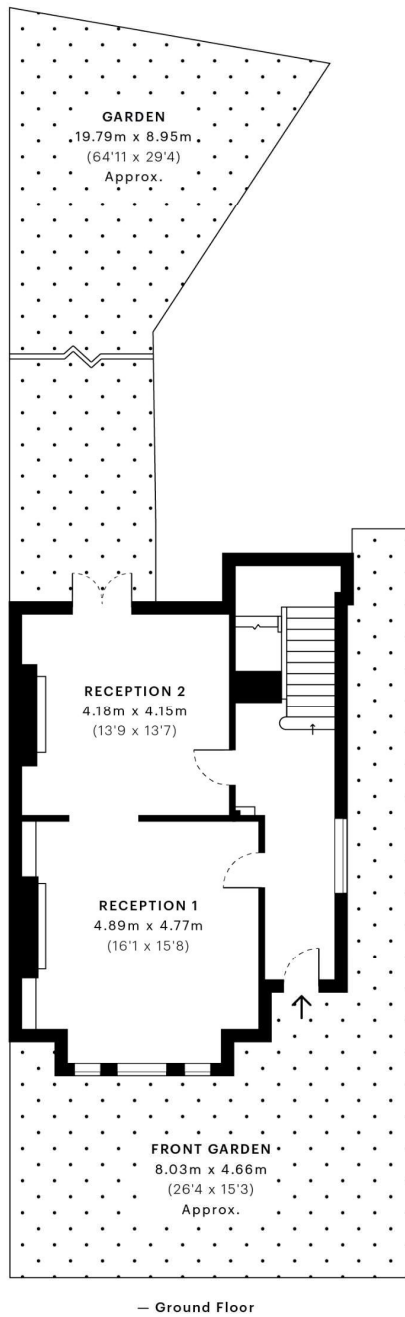


# Tytherton Road, N19

CAPTURE DATE 25/05/2022 LASER SCAN POINTS 105,484,527

GROSS INTERNAL AREA


165.04 sqm / 1776.48 sqft



 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
165.04 sqm / 1776.48 sqft

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
136.10 sqm / 1464.97 sqft

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

 **RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
19.05 sqm / 205.05 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 154.77 sqm / 1665.93 sqft  
IPMS 3C RESIDENTIAL 148.29 sqm / 1596.18 sqft

SPEC ID 628602313d109d0df2fd3784