



Dresden Road, Highgate, London N19



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This stylish Victorian house, situated in the sought-after Whitehall Park Conservation Area, offers approximately 2100 sq ft of beautifully appointed accommodation and a wealth of original period detail combined with contemporary updates.

Arranged over four floors, this attractive family house comprises an entrance hallway, bay fronted double reception room with ample fitted storage and four double bedrooms.



Guide price: £1,750,000

Tenure: Available freehold

Local authority: London Borough of Islington

Council tax band: F

The owners have undertaken a comprehensive programme of modernisation, adding a loft room with en suite, extending the kitchen and an extensive basement conversion to create a cinema room, utility, WC and extensive additional storage.

A south-facing landscaped garden flows out from the rear, framed by floor-to-ceiling windows in the kitchen, bringing the outside in. The house has been sensitively renovated, with considered colour and material palettes that work harmoniously with carefully preserved original features.

All four bedrooms are generously sized, with the loft bedroom of particular note due to its far reaching views towards the city of London.









Location

Dresden Road is within the Whitehall Park conservation area and within proximity of both Crouch End, Highgate and Archway.

The property is conveniently located for easy access to a variety of excellent state and fee-paying schools as well as many other amenities, including Tube transportation at Archway, bus routes into London, local shops in Highgate and Crouch End as well as Archway and the open spaces of Waterloo Park, Hillside Park and over to Hampstead Heath.







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 Approximate Floor Area = 193.1 sq m / 2078 sq ft
 (Including Eaves / Excluding Void)
 Including Limited Use Area (9.3 sq m / 100 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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