

## Alexander Road

Holloway, N19



4  
BEDROOMS



2 RECEPTION  
ROOMS



FITTED  
KITCHEN



PRIVATE  
GARDEN



TRANSPORT  
LINKS



FREEHOLD



This well presented, three storey Victorian terraced house boasts 1425 SQ. FT. (132 SQ. M.) of living space. Located on a quiet street, close to the amenities and transport links of Holloway Road, this family home is being sold with the added benefit of no onward chain.

Martyn Gerrard is the trading name for the North London Network Ltd. Registered in England  
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# Alexander Road, Holloway, N19

- Victorian Terrace
- Garden
- Period features
- Freehold
- Close to transport
- No upper chain

## THE OWNERS LOVE

“The large rooms and high ceilings; as well as the original features such as fire places, bay window with wooden panel surround, cornices and ceiling roses”

“The large Victorian style bathroom”

“The location of the property which has absolutely everything within a few minutes’ walk: transport, shops, gym, medical services, schools but the road is quiet with a lovely community garden”

## WE’VE NOTICED

Close to Archway (Northern Line), Holloway Road (Piccadilly Line) and Upper Holloway Overground stations, along with the excellent bus links provide easy access to the City and West End.

There are also a selection of local schools within the area including Montem Primary, Grafton Primary, Duncombe Primary, Mount Carmel Catholic College and Whitehall Park School.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

A copy of the full EPC is available on request.

**Guide Price £1,150,000** Freehold