



Shaftesbury Road, N19 4QN

David Andrew Exclusive

Guide Price £1,200,000

Freehold



Shaftesbury Road N19 4QN

Of particular interest to investors and developers, this is a wonderful opportunity to acquire an impressive semi-detached freehold house. Offering 1885 sq. ft. (175 m²) of beautifully crafted internal living space, it is currently arranged as two individual maisonettes, each with a private entrance.

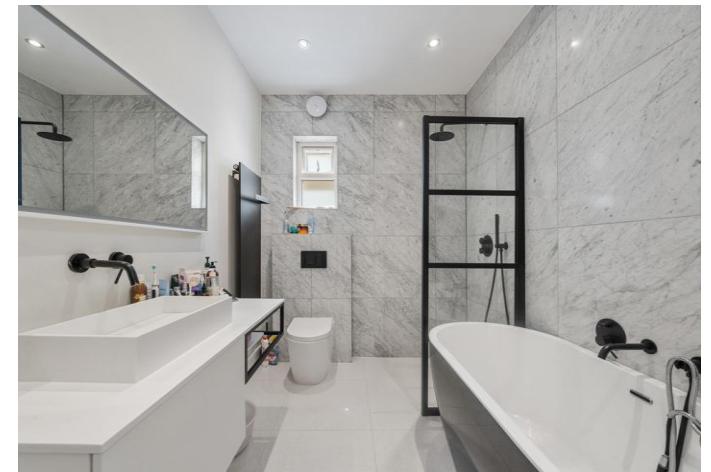
The ground floor, accessed via a side entrance, offers a generous front reception room featuring a period fireplace, bespoke shelving, and a large bay window. A comfortable double bedroom in the centre of the property boasts a full wall of fitted storage, another fireplace, and a large double-glazed window. At the rear, the impressive kitchen diner includes a range of wall and base units, a breakfast bar, and space for a large dining table. Bifold doors provide an attractive view of the rear covered patio and well-maintained lawn garden with flower bed borders. Off the kitchen, a spacious shower and utility space add practicality.

The upper level, decorated in a more contemporary style, features stairs leading to a half landing where you'll find a stylish modern kitchen with a large central island for entertaining. Modern parquet flooring guides the eye to bifold doors, allowing an enjoyable green and leafy outlook. Back inside, the hallway boasts an impressive staircase designed in a contemporary fashion to maximize space, also providing access to a top-floor loft/storage room, adding further possibility and potential.

This wonderful space includes a spa-like bathroom with a large walk-in shower, a contemporary roll-top bathtub, a floating wash hand basin with vanity storage and mirror, and a clever utility unit housing the washing machine. At the front, the glamorous main bedroom features large windows allowing an abundance of natural light, and a range of impressive storage options. Additionally, there's a separate reception space with a sliding oak door, showcasing the clever blend of contrasting textures and stylish fittings on offer.

The current vendor is offering to sell the property and simultaneously agree to a two-year rental contract. This arrangement has been factored into the pricing strategy, providing potential long-term value appreciation and secure income for the first two years.



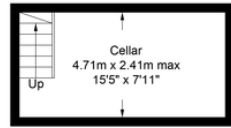


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Approximate Gross Internal Area = 1576 sq ft / 146.4 sq m
 Cellar = 122 sq ft / 11.3 sq m
 Reduced Headroom = 187 sq ft / 17.3 sq m
 Total = 1885 sq ft / 175.0 sq m

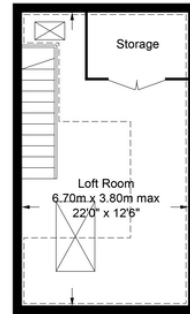
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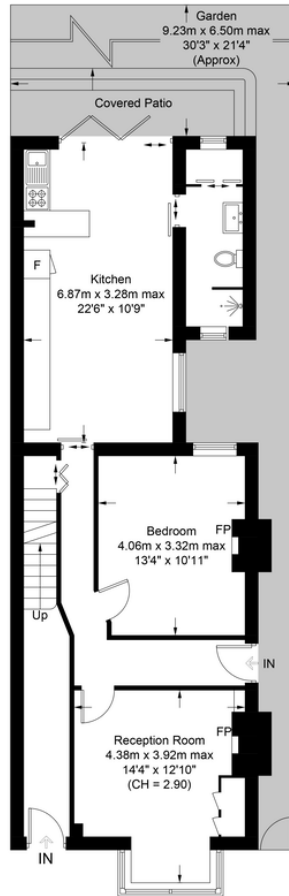


Lower Ground Floor

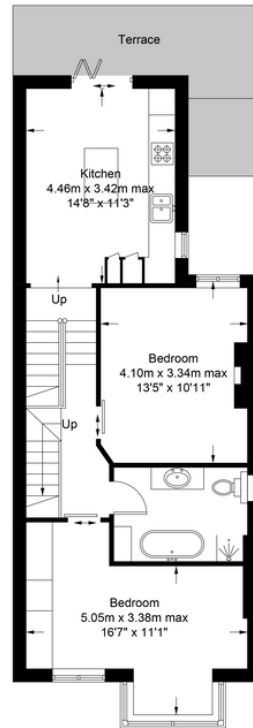
= Reduced headroom below 1.5m / 5'0"



Second Floor



Ground Floor



First Floor



Certified Property Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1096277)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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Agent's Note:

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