



## Warrender Road, N19

£1,000,000

Set over the top three floors of a Victorian house, a very well-presented three bedroom maisonette, situated on a quiet cul-de-sac in the heart of Tufnell Park.

Warrender Road is a quiet residential street, located close to Tufnell park underground station (Northern line) and is also near to an array of independent shops and cafés on Fortress Road.

### Features

- Three Double Bedrooms
- Private Balcony
- Private Section of Garden
- Split-Level
- Victorian Conversion
- Lease Extension in Process



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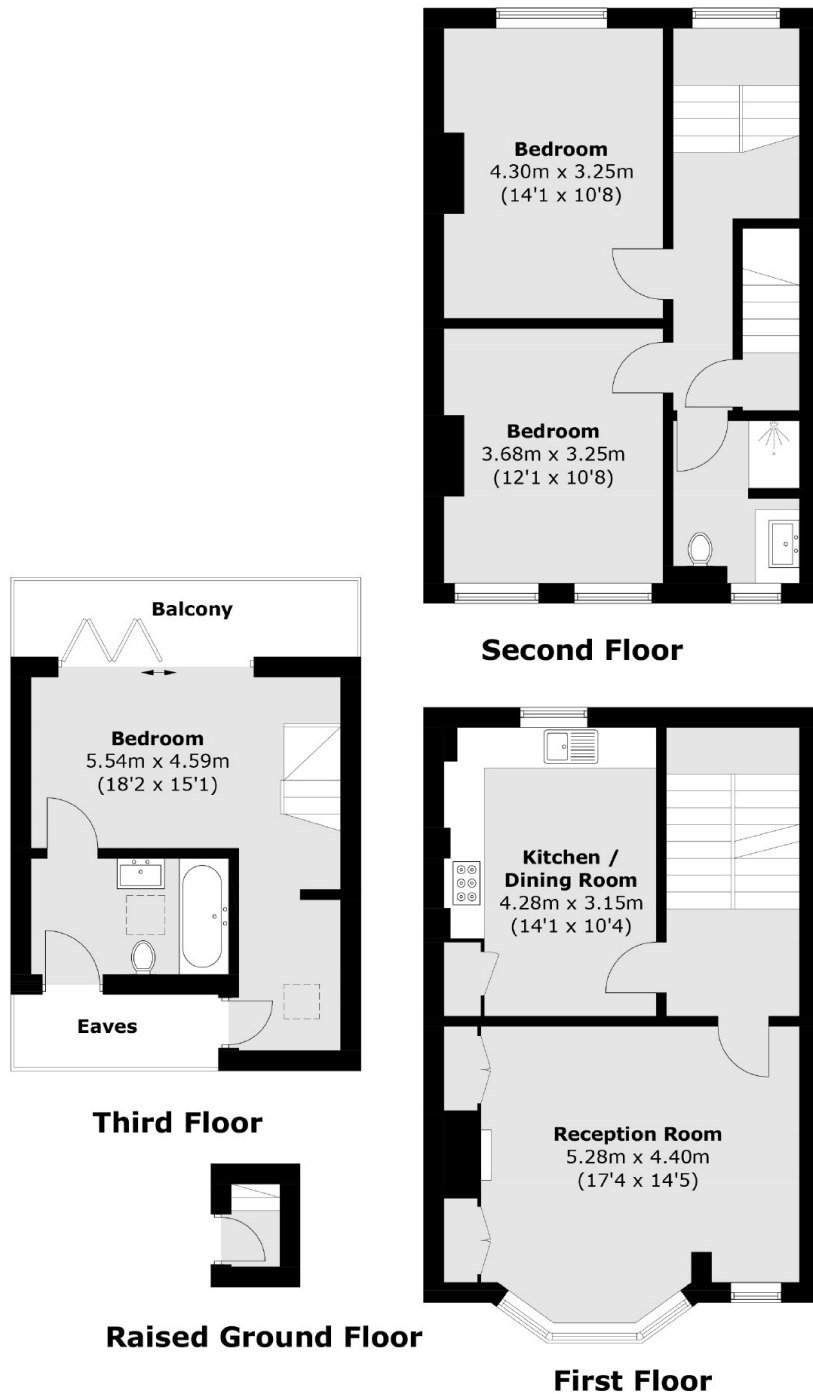
Through the tiled hallway and up the stairs is the entrance to this property. On the first floor is the separate deVOL kitchen with Carrara marble countertops, and the large reception room, spanning the width of the house and emphasising retained period features such as the feature fireplace, cornicing and original floorboards. Additionally, there is bespoke cabinetry either side of the chimney breast.

On the second floor are two of the three double bedrooms, also complete with original floorboards. The front bedroom allows for maximum light, with two windows spanning across the entire width of the floor. The family bathroom, also on this floor, is complete with handmade tiles and solid brass taps, the latter being a theme throughout the property.

On the third floor is the third double bedroom, with direct access to the private, south facing balcony and with impressive views, including that of the private garden. There is also a dressing area, which is currently being used as wardrobe space, and a well-presented en suite.



# Warrender Road, London, N19



Total area (approx.): 111.6 sq. m (1,201.2 sq. ft)  
Balcony: 5.7 sq. m (61.3 sq. ft)  
(Excluding Eaves)