



A beautifully presented two bedroom property in a newly built development with a private garden.

**Kinver House, 42 Elthorne Road, London, N19**

£600,000 Leasehold









**Newly built • Two well-proportioned double bedrooms • Balcony • Private garden perfect for entertaining guests • Close to transport links**

### About this property

Set on the ground floor of this attractive new build, this spacious two bedroom apartment offers lateral living throughout. The property comprises an open-plan kitchen and reception room with doors leading out to a balcony. There are two generously proportioned double bedrooms, one of which has an en suite and direct access to the private garden. The accommodation also has a separate family bathroom and a storage unit.

### Local Information

Elthorne Road is situated on a popular residential street between Archway, Crouch End and Upper Holloway. There are excellent local transport connections moments away at Archway (Northern Line; 0.2m) as well as a plethora of local shops and restaurants. Highgate Village, Waterlow Park and Parliament Hill are all within easy reach.

### Tenure

Leasehold

### Local Authority

London Borough Of Islington

### Energy Performance

EPC Rating = B

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.

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+44 (0) 20 7472 5000.









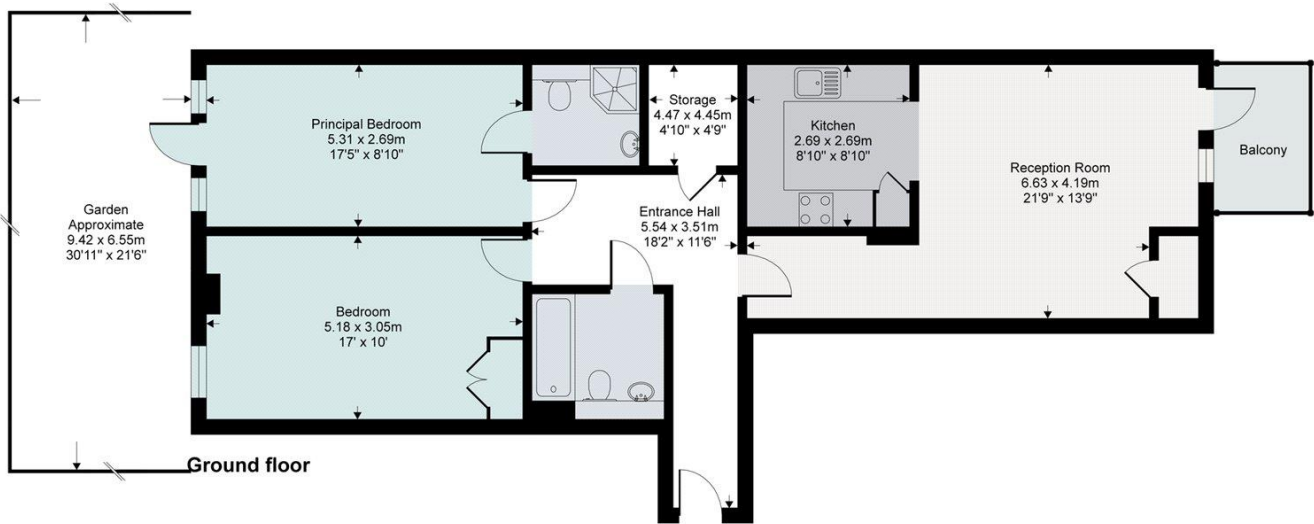
Kinver House, 42 Elthorne Road, London, N19  
Gross Internal Area 920 sq ft, 85.5 m<sup>2</sup>

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Elthorne Road, London, N19 4AS

Approximate Area = 920 sq ft / 85.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Savills (UK) Limited. REF: 769236

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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