



# Poynings Road, Tufnell Park, N19

Guide Price: £1,050,000

Benham  
& Reeves



# Poynings Road, Tufnell Park, N19

 3 Bedroom (s)  1 Bathroom (s)  Freehold

A three double bedroom Victorian house located on this peaceful cul de sac moments from Dartmouth Park.

Arranged over two floors and retaining some wonderful period features, the property enjoys well proportioned accommodation throughout. The ground floor comprises two attractive interconnecting reception rooms and a 17'9 kitchen/breakfast room leading directly to the secluded rear garden. On the first floor there are three spacious double bedrooms and a family bathroom.

Situated equidistant (0.4m) to both Archway and Tufnell Park underground stations (Northern Line), Poynings Road is also perfectly placed for access to the excellent mix of independent retailers and high street brands along Fortress Road, Junction Road and Holloway Road. The rolling acres of Hampstead Heath are within easy reach, as are a wide range of local schools including Hargrave Park, Brookfield, St Joseph's and St John's.





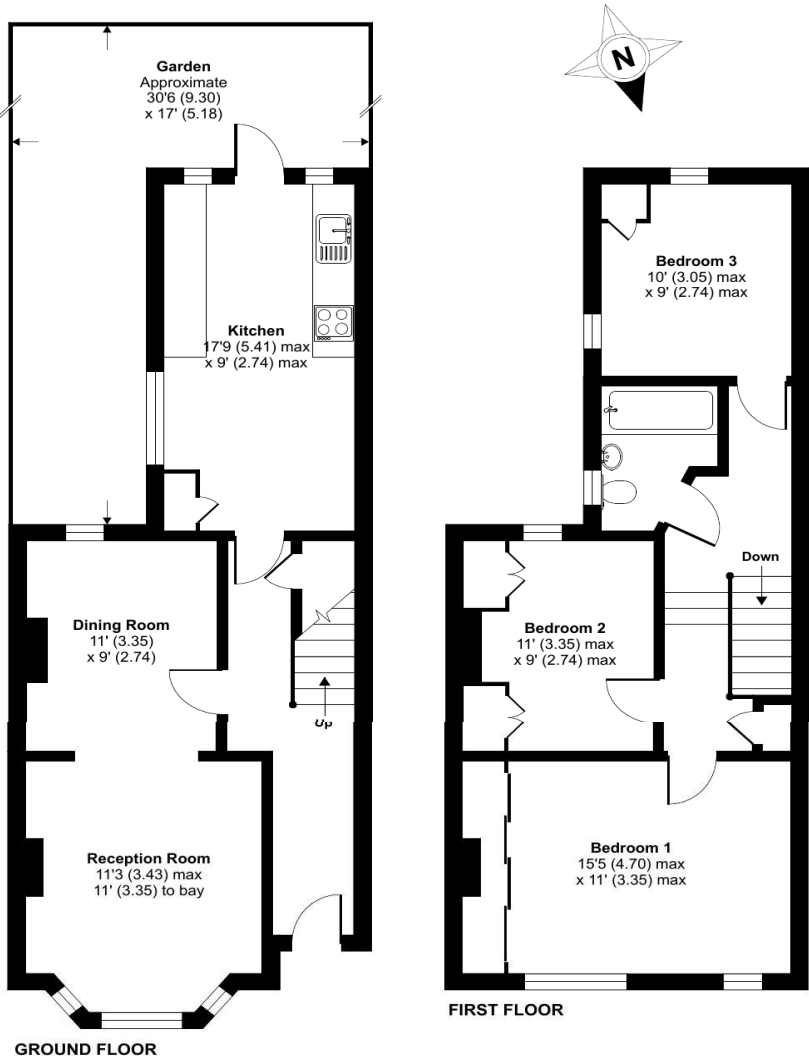
## Property Features:

- Three Bedrooms
- Bathroom
- Two Interconnecting Reception Rooms
- Kitchen/Breakfast Room
- Rear Garden
- Residents Parking



## Poynings Road, London, N19

Approximate Area = 1034 sq ft / 96.1 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Guide Price: £1,050,000

Tenure: Freehold

## Viewings:

All viewings are by appointment only through our Dartmouth Park Office.

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