



## Brecknock Road

Tufnell Park London N19 5BG

Price Guide £1,750,000

A handsome and exceptionally spacious semi-detached Victorian villa, very conveniently situated, within a very short walk of Tufnell Park Underground.

Offering 2519 square feet (234 square metres) of accommodation over four storeys, replete with delightful period features, the property is in need of full refurbishment and provides the incoming buyer with the opportunity to create a fabulous substantial family home.

On the ground floor, two very good receptions with high ceilings, decorative plaster work and period fireplaces are complemented by a basement level with a large kitchen, opening onto a substantial conservatory, guest WC and cellar/workshop.

The top two floors provide five bedrooms, family bathroom/WC and a further WC, with more than ample space to reconfigure to taste.

One notable feature is the turning staircase which is located at the front of the house, resulting in the rooms at the rear of the house enjoying the full width of the building. This is particularly apparent and pleasing in the ground floor reception and first floor master bedroom.

To the rear is a good-size mature garden in excess of 50 feet (16 metres) with a width of 24 feet (7 metres).

Brecknock Rd is a popular residential location in the heart of Tufnell Park, within a very short walk of Tufnell Park (Northern Line) Underground, and very well located for the range of independent shops of Fortress Road.

- Period semi-detached freehold house
- Five bedrooms
- Two bathrooms
- Three receptions
- Kitchen
- Cellar
- good size garden
- Excess of 2500 square feet
- Chain free
- In need of full modernisation

### Viewing

Please contact our Kentish Town Sales Office on 0207 482 4488 if you wish to arrange a viewing appointment for this property or require further information.



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Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>			
<p>Not energy efficient - higher running costs</p>			

**England & Wales**

EU Directive  
2002/91/EC

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