



Dresden Road, N19

Offers in Excess of £1,000,000

Freehold

Castles



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A charming two/three-bedroom, end-of-terrace, Victorian residence set on a favoured road within The Whitehall Conservation Area. Further comprising through-reception, kitchen/diner, family bathroom and private rear courtyard garden.

The property offers the potential for further expansion (STPP).

Ideally positioned for an array of amenities and offered with no onward chain.

*Local Authority: Islington
Council Tax band: F*

*EPC Rating: D
Current: 55/D Potential: 81/B*

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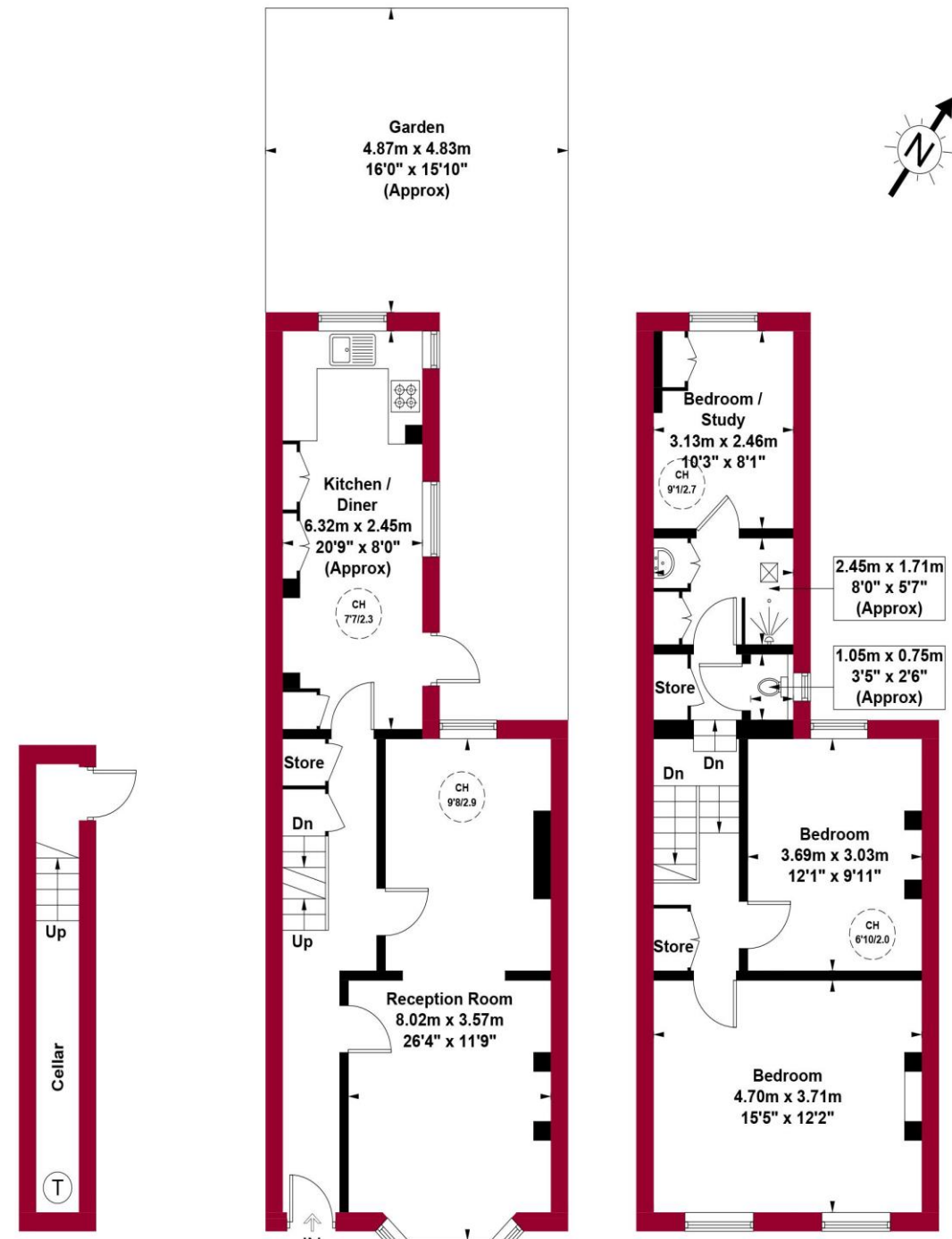
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Approximate Gross Internal Area = 1118 sq ft / 103.9 sq m
(Excluding Cellar)

Cellar = 59 sq ft / 5.5 sq m



Lower Ground Floor
Gross Internal
Floor Area
59 sq ft / 5.5 sq m

Ground Floor
Gross Internal
Floor Area
565 sq ft / 52.5 sq m

First Floor
Gross Internal
Floor Area
553 sq ft / 51.4 sq m

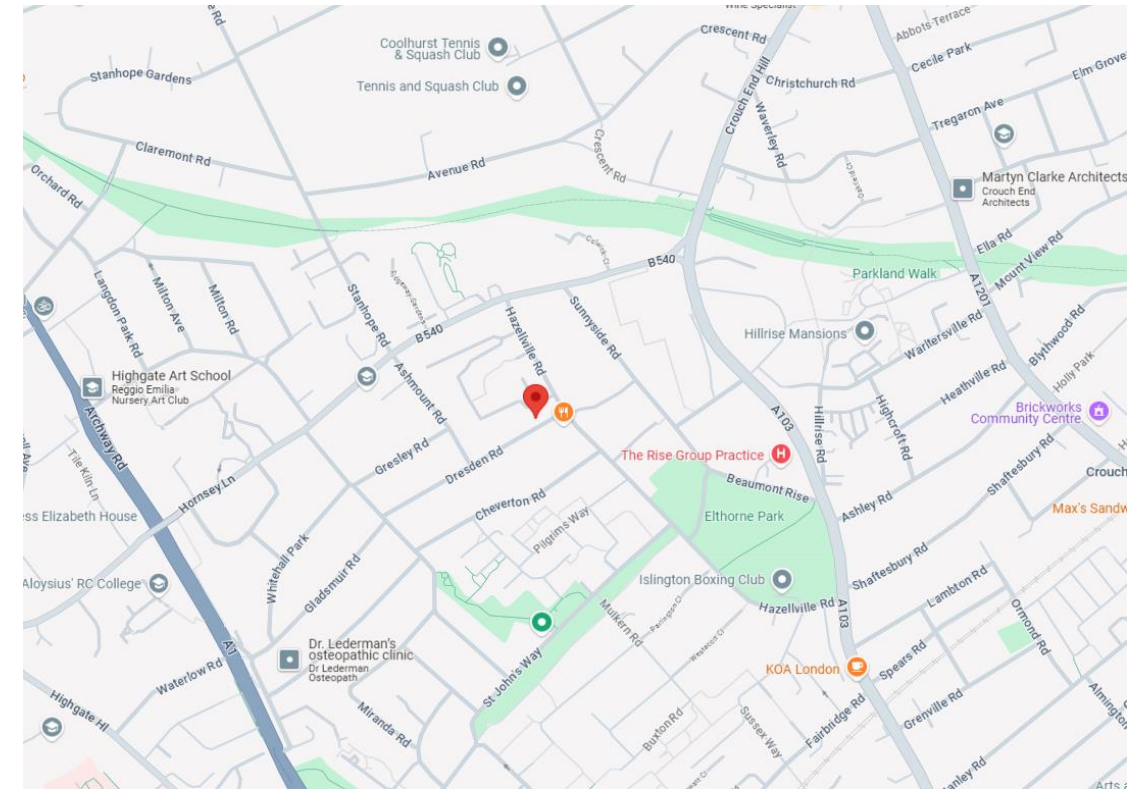
An Overview of Islington

The London Borough of Islington was formed in 1965 by merging the former metropolitan boroughs of Islington and Finsbury. **Attractions include:** Almeida Theatre, Business Design Centre, Emirates Stadium, House of Detention museum, Estorick Collection of Modern Italian Art, Islington Local History Centre, Islington Museum, The King's Head Theatre and London Canal Museum. Street markets to visit include Camden Passage, Chapel Market, Exmouth Market, Nag's Head Market and Whitecross Street Market.

Parks and open spaces: Barnard Park, Bingfield Park, Bunhill Fields, Caledonian Park, Gillespie Park, Highbury Fields, Paradise Park, Rosemary Gardens, Spa Fields Gardens and Whittington Park.

Transport - Islington has a wide variety of transportation services, with direct connections to the suburbs and the City and West End. Islington also has 10 tube stations within its boundaries, with connections by the tube to all around London. These stations principally serve the Northern, Piccadilly and Victoria lines. Farringdon station is also served by the Circle, Hammersmith & City and Metropolitan lines. Tube and rail station: Angel, Archway, Arsenal, Caledonian Road, Canonbury railway station, Crouch Hill railway station, Drayton Park railway station, Essex Road railway station, Farringdon, Finsbury Park station, Highbury and Islington, Holloway Road, Old Street, Tufnell Park, Upper Holloway railway station. **London Overground stations:** Caledonian Road & Barnsbury, Canonbury, Crouch Hill, Highbury & Islington, Upper Holloway. There are several railway stations in the borough. Drayton Park, Essex Road, Farringdon, Finsbury Park, Highbury and Islington, Old Street.

Universities: City University, London at Northampton Square, formerly the Northampton Institute, founded in 1894; and London Metropolitan University, North Campus on the Holloway Road, formed from the merger of the University of North London and London Guildhall University in 2002. **Colleges** - City and Islington College; and Westminster Kingsway College. The Musical Theatre Academy is a private performing arts college located in Islington. **Schools:** The borough currently maintains 47 primary schools, 10 secondary schools, three special school. In 2000, Cambridge Education Associates, a private firm, took over the management of the Islington's state schools from the local education authority.



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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

