



37 Kelvin Road, London, N5 2PR

Offers in excess of: £2,000,000
Freehold

**5 Total Bedrooms | 1 Reception Rooms | 3
Bathrooms**

A beautifully designed five bedroom, three bathroom mid terraced classic Victorian family home, in a quiet cul de sac moments from Highbury Fields.

- Beautiful five-bedroom, three-bathroom mid terraced classic Victorian family home
- Located in a quiet Cul de sac moments from Highbury Fields.
- Garden
- Chain free
- 1790 square feet
- EPC - 78



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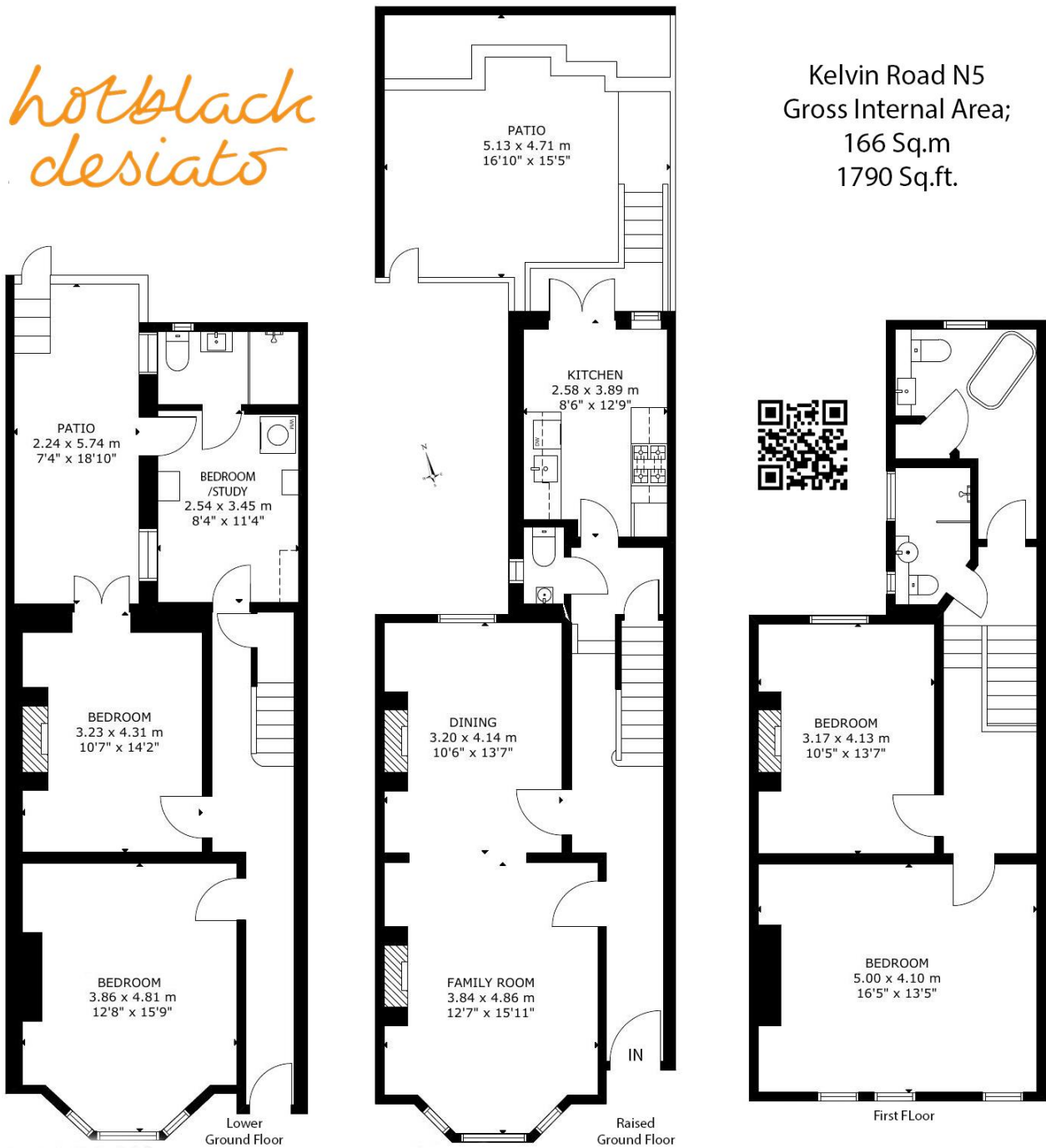
A stunning five-bedroom terraced house, in great condition and decorated well throughout, with an outstanding EPC rating.

The house situated over three storeys, offers a large bright double reception space with a dual aspect, five double bedrooms, with an option to use one as a study or work from home space, three



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Kelvin Road N5
Gross Internal Area;
166 Sq.m
1790 Sq.ft.

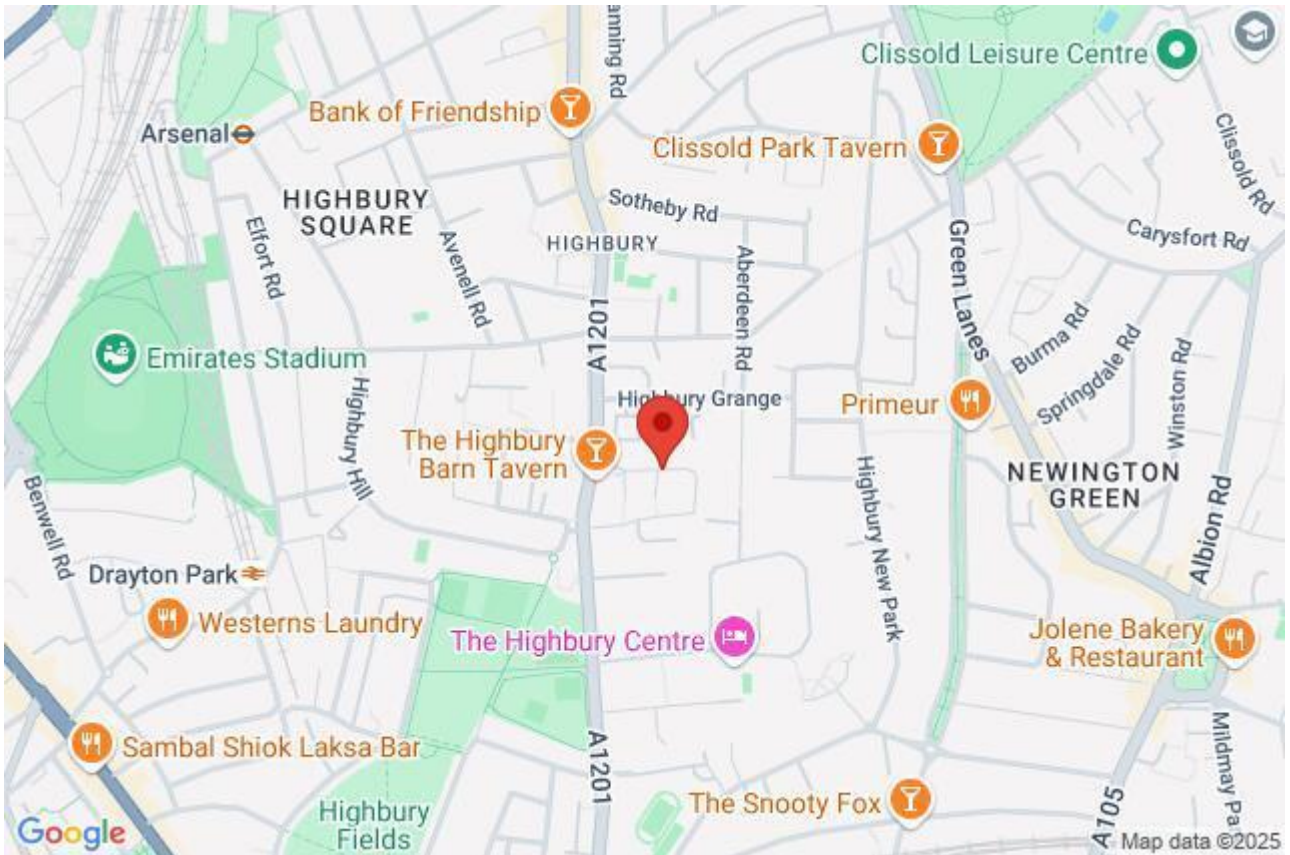


Prepared for Hotblack Estate Agents - www.hotblackdesiato.co.uk - #wwwhotblackdesiatocouk

Whilst every attempt has been made to ensure the accuracy of this Lettings floor plan measurements of doors, windows, rooms & Sq.footage are approximate. For Identification Purposes only. The actual property will vary. Price on application for a ninety day Licence to use this floor plan ©11052023 not to scale. #wwwsteelelondon

Photography, Floorplan, Virtual Tours, Inventory, Video & EPC's by www.steele.london email. patricia@steele.london Tel. 07847219401

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	78	
(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	