



**St Johns Grove, London N19 5RP**

Guide Price **£600,000**

**DAVID  
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most  
valuable  
asset



# St Johns Grove, London N19 5RP

London

GUIDE PRICE £600,000 - £650,000

David Andrew Estates are proud to present this charming Victorian Garden Flat. Boasting 703 Sq Ft (65.3 Sqm) of beautifully decorated living space, this residence offers a private patio and access to a shared garden, perfect for outdoor relaxation. The private entry enhances the exclusivity, while residing within a conservation area adds an element of prestige. Ample storage space ensures functionality, complementing the ornate, high ceilings and elegant finishes. Residents will appreciate the convenience of excellent transport links, strategically positioned between Overground and Underground stations, facilitating seamless connections across the city.

Step outside to discover the delightful outdoor space that this residence has to offer. The private patio welcomes moments of serenity, ideal for al-fresco dining or simply enjoying some fresh air. Access to the shared garden further enhances the allure of this property, providing a communal area for recreation and leisure. This outdoor oasis perfectly complements the sophisticated interior, completing the picture of a truly exceptional urban retreat.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 703 Sq Ft - 65.3 Sqm
- Victorian Garden Flat





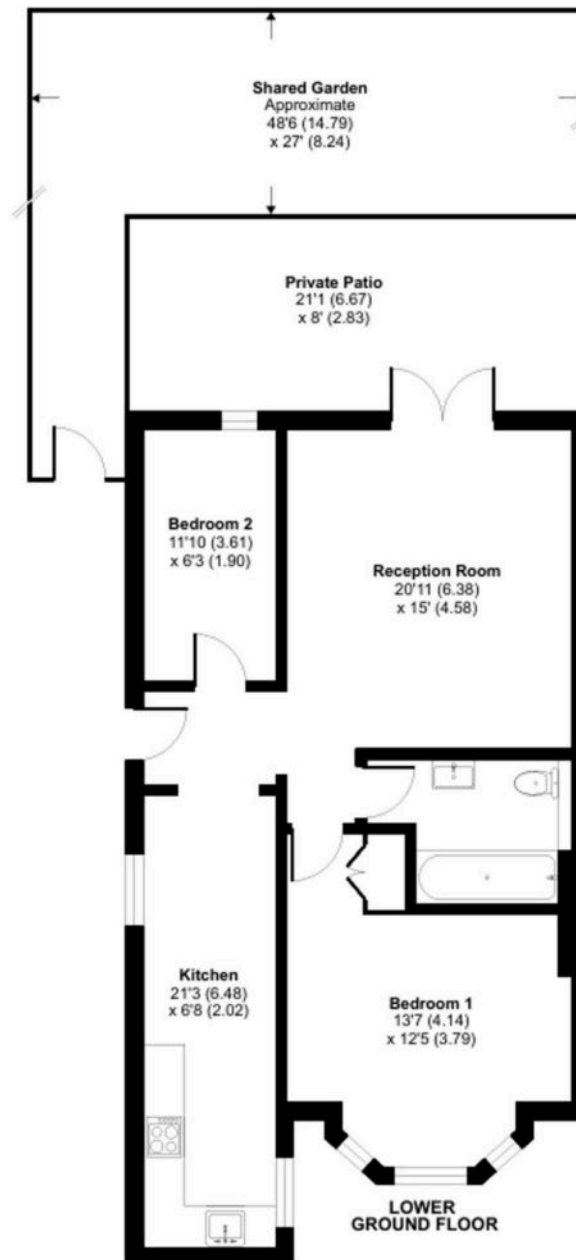




## St. John's Grove, London, N19

Approximate Area = 703 sq ft / 65.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2025. Produced for David Andrew. REF: 1299579



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