

Stroud Green Road, N4 3RY

Guide Price **£425,000** Leasehold



Stroud Green Road N4

We're pleased to present this 2-bedroom flat with two private balconies in the heart of Stroud Green.

Located on the first floor of a well-maintained purpose-built block, spanning 763 SQ FT/70.9 SQ M of internal space, features include double glazing and cast-iron radiators throughout, a spacious hallway with practical built-in storage cupboards and custom shelving providing a central access point to all rooms. A kitchen/ diner with stylish black base units, gas hob and plenty of space for essential appliances, space for a breakfast bar and further storage cupboards. The room also provides access to one of the balconies which benefits from a large storage room.

Opposite the kitchen/ diner, a separate spacious reception room with exposed brick wall fireplace, large windows, and access to the second, south-west facing balcony. To the rear of the hallway, two very well-proportioned double bedrooms with practical built-in wardrobes and large windows, as well as a newly refurbished bathroom with beautiful white metro tiles, granite washbasin, heated towel rail, large window, and a separate WC next door.

The flat further benefits from access to free off-street parking on application (first come/first serve) and communal gardens.

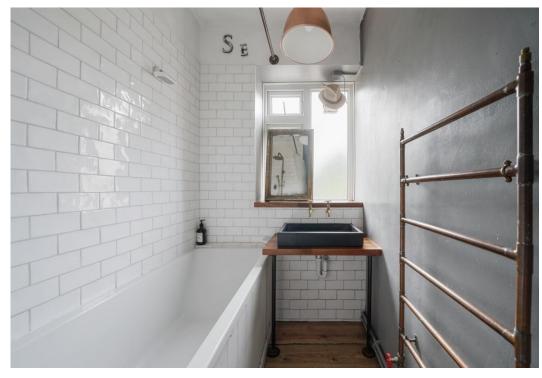
Located on Stroud Green Road, perfectly placed between Crouch End and Highbury to take full advantage of a growing range of boutique shopping, entertainment facilities and a wonderful assortment of restaurants, cafés, and pubs.

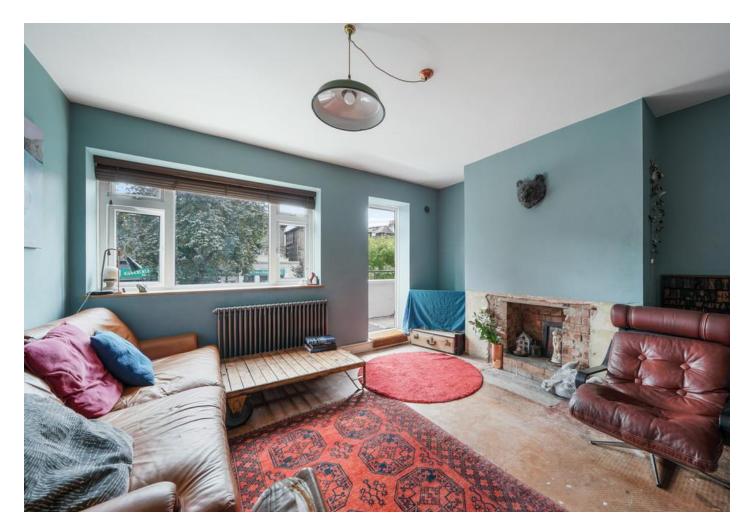
One of the strongest facets of this location is the access to public transport, ideally situated within minutes of Finsbury Park station (Piccadilly & Victoria lines, as well as National Rail and Thameslink services) providing easy access to the City & West End. Don't forget to check out the new City North development with M&S Foodhall, Theatre and Picturehouse cinema. The green and open spaces of Finsbury Park and the longest nature reserve in London, the popular Parkland Walk are only a couple minutes' walk away.

- Spacious 2 bedroom flat
- 2 private balconies
- Great storage
- Kitchen/diner

- Separate reception room
- Newly refurbished bathroom/ separate WC
- Convenient access to transport links
- 763 SQ FT 70.9 SQ M











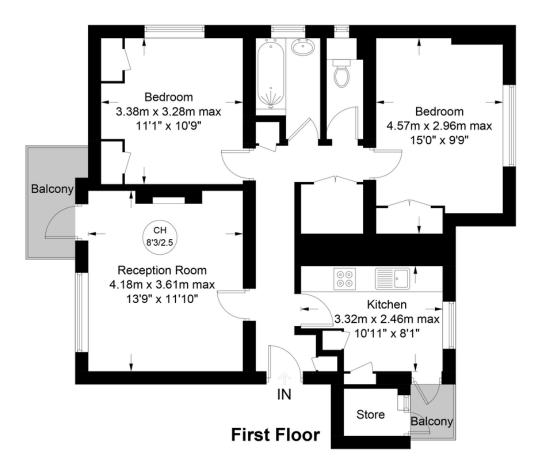






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Wall Court, N4 Approximate Gross Internal Area = 763 sq ft / 70.9 sq m (Including Store)





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID82678)



Agent's Note:

Approved Letting

Score Energy rating

92+ 81-91

69-80

55-68

39-54

21-38

1-20

Whilst Care has been excercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

Current Potential

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