



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





## Wall Court, N4

Approximate Gross Internal Area = 763 sq ft / 70.9 sq m  
(Including Store)

# DAVID ANDREW

your most valuable asset



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 l c	79 l c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Archway Office

671 Holloway Road  
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park  
London N5 2XE

T (0)20 7354 9111

Stroud Green Office

167 Stroud Green Road  
London N4 3PZ

T (0)20 7281 2000

General Contact

E [info@davidandrew.co.uk](mailto:info@davidandrew.co.uk)

W [www.davidandrew.co.uk](http://www.davidandrew.co.uk)

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Certified Property Measurer

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. (ID882678)

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### Agent's Note:

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