



Sparsholt Road, N19 4EL

Asking Price Of £465,000
Share of Freehold



Sparsholt Road

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Share of Freehold

Stylish and practical a spacious one bedroom period conversion with private patio gardens both front and rear comprising 524 SQ FT / 48.6 SQM of living / entertaining space.

Presented to the market in excellent decorative order, features include a private entrance, large double bedroom with pretty bay window, box/ storage seat and a full wall of bespoke fitted storage. The bay window overlooks the well-tended front garden creating a pleasant outlook and additional outside space. There's a white three piece bathroom suite part tiled. At the rear the apartment really starts to show off comprising a fabulous semi open plan reception and kitchen. This space has been thoughtfully designed to create a seating, cooking and dining area that work harmoniously together. The kitchen benefits from white wall and base units with everyone's favourite metro tiles leading to the dining space with stylish vertical radiator. The reception has a central feature fireplace with shelving to both alcoves. The three defined areas are further unified by the wooden flooring, large sash window and wooden framed patio doors that lead to a pleasant courtyard garden.

Sparsholt Road is a no through road well served by both Stroud Green Road and Crouch End, perfectly placed to take full advantage of a range of boutique shopping and entertainment facilities. There's a wonderful assortment of ethnically diverse and fabulous value restaurants, a tempting selection of excellent local football, rugby and gastro pubs. One of the strongest facets of this location is the access to public transport, ideally situated within walking distance of both Finsbury Park and Crouch Hill stations providing super easy access to the City & West End.

Set within a most attractive period property, offered with a share of the freehold on a chain free basis internal viewing is simply a must!

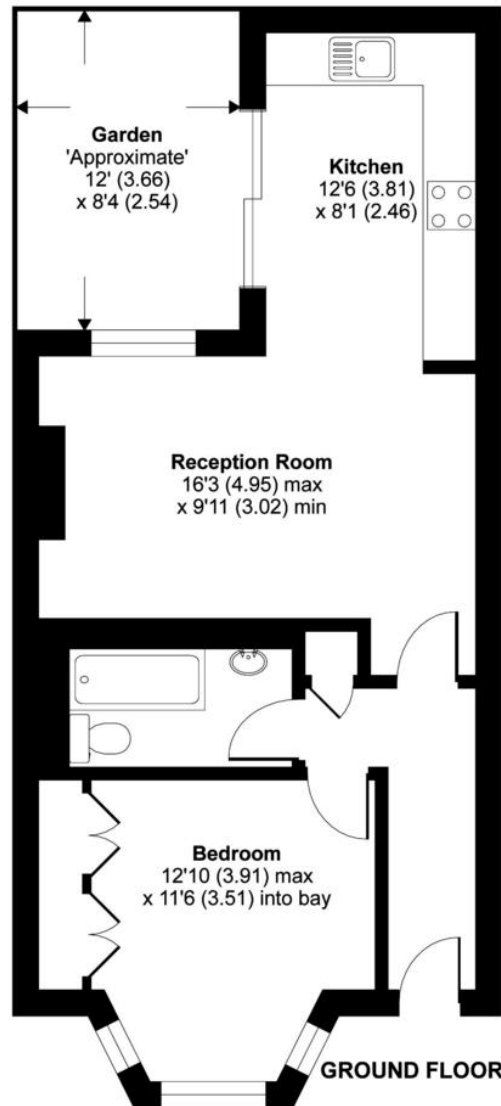
- Attractive period property
- Convenient location
- Private patio garden
- Fabulous condition inside and out
- Excellent living / entertaining space
- Offered on a chain free basis
- Comes with a share of the freehold
- 524 SQ FT / 48.6 SQM





Sparsholt Road, London, N19

APPROX. GROSS INTERNAL FLOOR AREA 524 SQ FT 48.6 SQ METRES



DAVID ANDREW

your most valuable asset

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements of 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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