



Sparsholt Road, N19 4EL

Guide Price £550,000  
Leasehold



# Sparsholt Road N19

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Leasehold

Loved and enjoyed by the present owner, a ground floor two double bedroom apartment with private patio garden and off-street parking space.

Offering 621 sq ft / 576 sq m of easily accessible accommodation, ideal for a step-free living environment. At the front, two well-proportioned double bedrooms, the main features attractive bay window and feature fireplace. The second bedroom has the advantage of beautiful French doors allowing great natural light. At the rear, a stylish open plan reception/ kitchen thoughtfully designed to create a practical and defined, seating, dining, and spacious kitchen area, ideal for entertaining. Large French doors allow direct access to a pretty patio garden with wooden decking and flower bed borders, the southwest orientation ensures a sunny and enjoyable environment. Finally at the rear, a modern three-piece bathroom suite with fitted shower.

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 is 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, Crouch Hill and Finsbury Park provide very easy access to the City & West End

- Step free access
- Two double bedrooms
- Open plan reception / kitchen
- Private patio garden
- Off street parking
- Modern three piece bathroom
- Offered chain free
- 621 SQ FT 57.6 SQ M





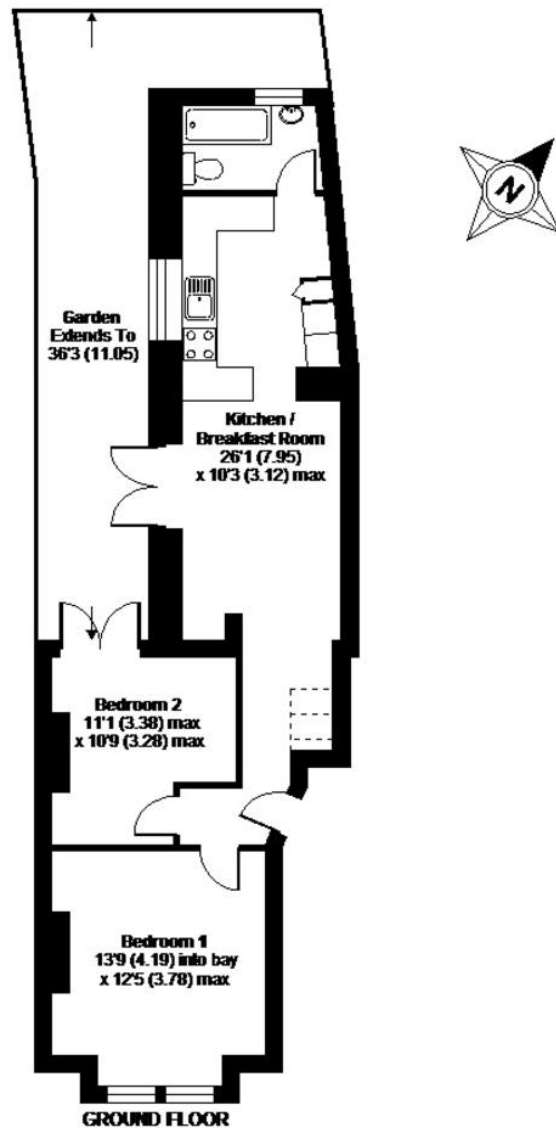




# Sparsholt Road, London, N19

APPROX. GROSS INTERNAL FLOOR AREA 621 SQ FT 57.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Demotes restricted  
head height



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

## 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 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.

# DAVID ANDREW

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