



Albert Road, N4 3RR

Asking Price Of £350,000  
Leasehold





# Albert Road

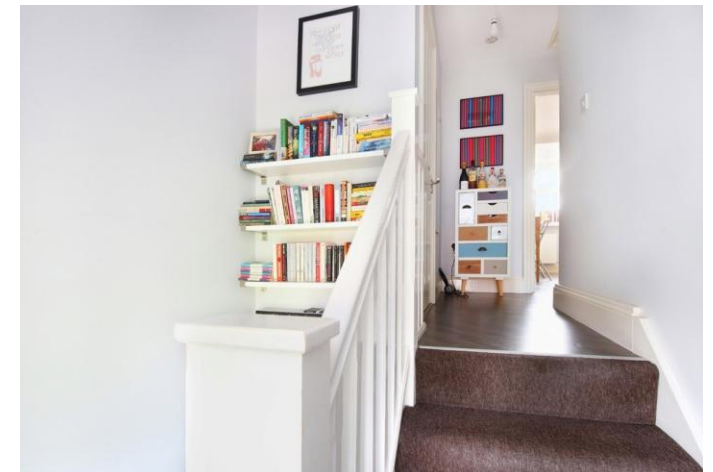
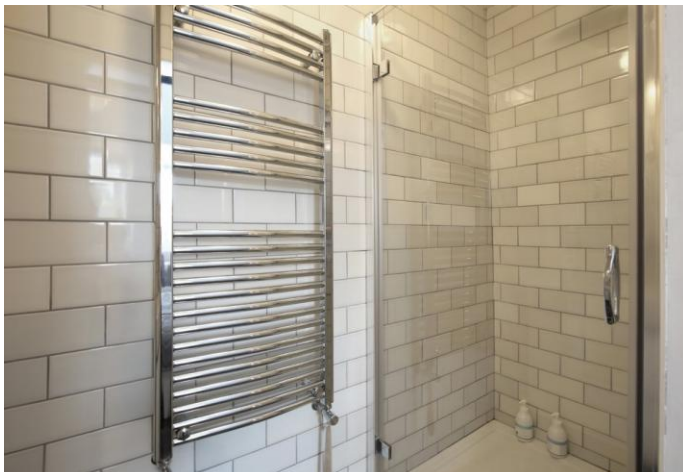
Asking Price Of £350,000

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Beautifully presented top floor one bedroom apartment offering 467 SQFT / 43.4 SQM of stylish internal living space. Set within this attractive semi detached period property features include a smart open plan kitchen reception, the kitchen comprises of white wall and base units with metro tile splash back. At the rear there's a comfortable double bedroom with en-suite shower, both rooms benefit from additional fitted storage into the eaves. There's also a large split level hallway that really adds to the feeling of space with a practical separate wc. Albert Road is a popular residential turning just off Stroud Green Road N4, well placed to take full advantage of a growing selection of bars, restaurants, coffee shops and eateries. Finsbury Park provides super easy access to the City & West End (Victoria & Piccadilly lines)

- Attractive period building
- Arranged over the top floor
- Long lease in excess of 140 years
- Presented in excellent condition
- Popular & convenient location
- Large split level entrance hall
- EPC RATING B
- 467 SQFT / 43.4 SQM

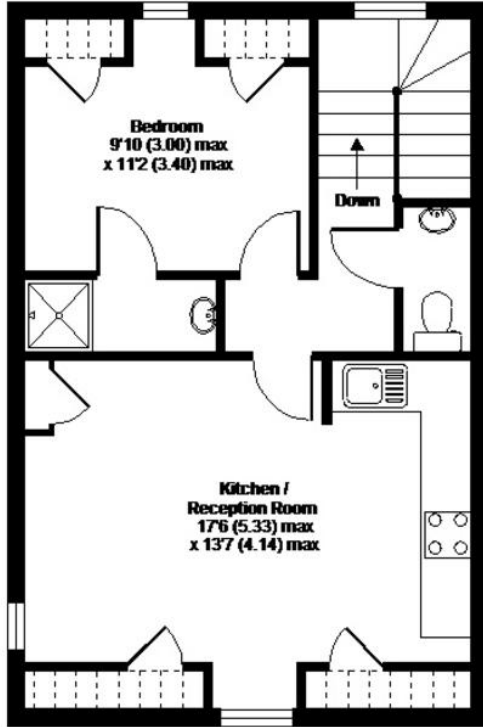




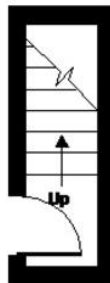
# Albert Road, London, N4

APPROX. TOTAL INTERNAL FLOOR AREA 467 SQ FT 43.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Demotes restricted head height



SECOND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchasers. The services, systems and appliances listed in this specification have not been tested by David Andrew and no guarantee as to their operating ability or their efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(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 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.

