



Florence Road, N4 4DL

£1,400,000
Freehold



Florence Road N4

£1,400,000 Freehold

Retaining a wealth of period charm and character, offering an impressive 2429 sq ft / 225.7 sq m of versatile internal living space. Accommodation comprises two interconnecting reception rooms with ornate ceilings, original wood panelled bay window, French doors with stained glass, feature fireplace in both rooms and exposed painted wooden floorboards. Off the hallway, access to a cellar and a practical ground floor cloakroom. At the rear, a large family kitchen diner with a multitude of windows leading to a green and leafy rear garden, backing onto the popular Parkland Walk nature reserve. The first floor comprises two bedrooms, bathroom and separate wc. The second floor, a further two bedrooms, utility room and additional bathroom. The sizeable home also has the advantage of a versatile top floor loft room.

This fine family home already offers wonderful living space, and for those seeking a project, planning permission is already in place for a side return extension.

Florence Road is a sought-after location in the catchment for St Aidan's Primary School (Outstanding). Well located for easy access to Finsbury Park station (Victoria & Piccadilly lines). Stroud Green Road is growing in popularity, offering a wonderful selection of local bars, restaurants, and coffee shops. Don't forget to check out the eagerly awaited City North development, coming soon.

- Attractive family house
- Quiet and convenient location
- Retaining much charm and character
- Four bedrooms and loft room
- Green and leafy rear garden
- Backing onto a nature reserve
- Planning in place for side return
- 2429 sq ft / 225.7 sq m





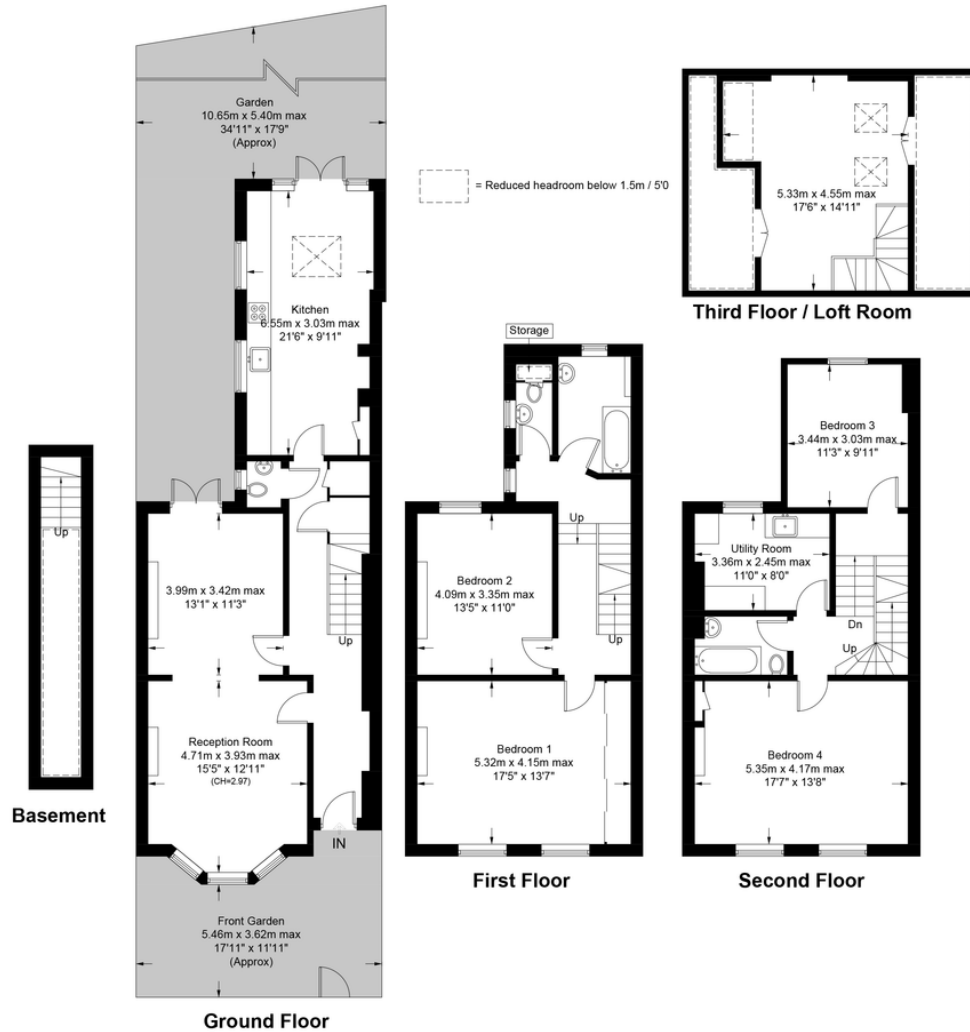


Florence Road, N4

Approximate Gross Internal Area = 2166 sq ft / 201.2 sq m
 (Excluding Reduced Headroom)
 Basement = 19 sq ft / 1.8 sq m
 Reduced Headroom = 244 sq ft / 22.7 sq m
 Total = 2429 sq ft / 225.7 sq m

DAVID ANDREW

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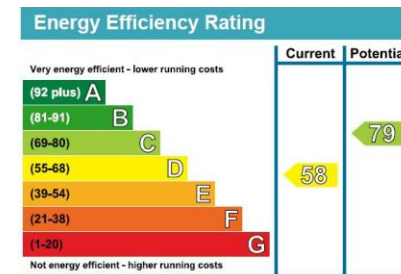
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID702181)



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.

