



Stroud Green Road, N4 3PZ

Guide Price £575,000
Long Leasehold



Stroud Green Road N4

Offering an impressive 916 SQ FT / 85.1 SQ M of internal living space across the garden level behind commercial premises, features include underfloor heating and wooden flooring throughout.

Accessed via an immaculately presented communal hallway, shared with four other flats, and benefitting from bike storage, the flat opens up into a spacious semi open plan hallway providing plenty of space for coats and shoes. Off the hallway, a practical utility room with bespoke built-in storage and washing machine, leading into a smart shower room with spacious walk-in shower, low level WC, hand wash basin and fitted vanity unit providing further storage.

To the front, a surprisingly spacious open-plan kitchen reception providing a great focal point and a lovely space for relaxing and entertaining. Full width sliding patio doors provide direct access to the south-west facing garden, divided into a practical patio area, further laid to lawn at the rear.

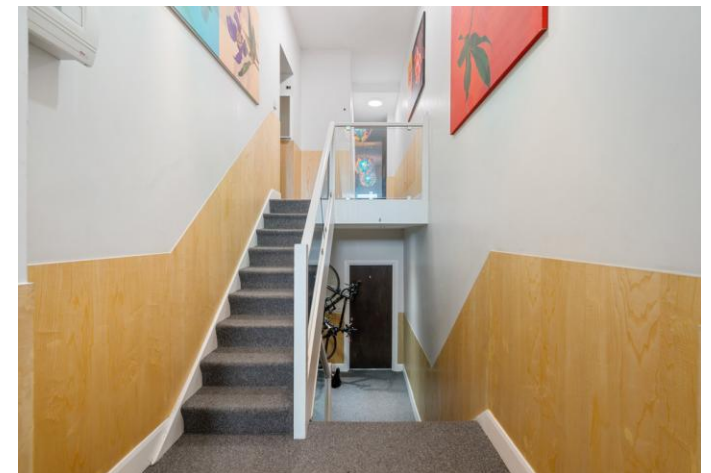
The large, recessed kitchen offers plenty of wall and base kitchen units creating a perfect spot for avid chefs and providing space for all essential appliances, a breakfast bar further adds to the practicality of the space.

Two bedrooms, both well proportioned, boasting bespoke built-in wardrobes and one with the additional advantage of direct access to the garden.

Located in popular Stroud Green Road with a growing selection of restaurants, bars, and amenities perfectly situated to take full advantage of transport links at Finsbury Park (Piccadilly & Victoria lines, Thameslink, and National Rail services) and Crouch Hill Overground stations. The green spaces of Finsbury Park, Wray Crescent and the nature reserve of the Parkland Walk are also nearby.

Two double bedrooms | Private south-west facing garden | 916 SQ FT / 85.1 SQ M | Generous proportions throughout | Underfloor heating | Wooden flooring | Move-in condition | Chain free sale | Convenient location for local amenities and public transport | Long Leasehold 900+ years | Bike storage

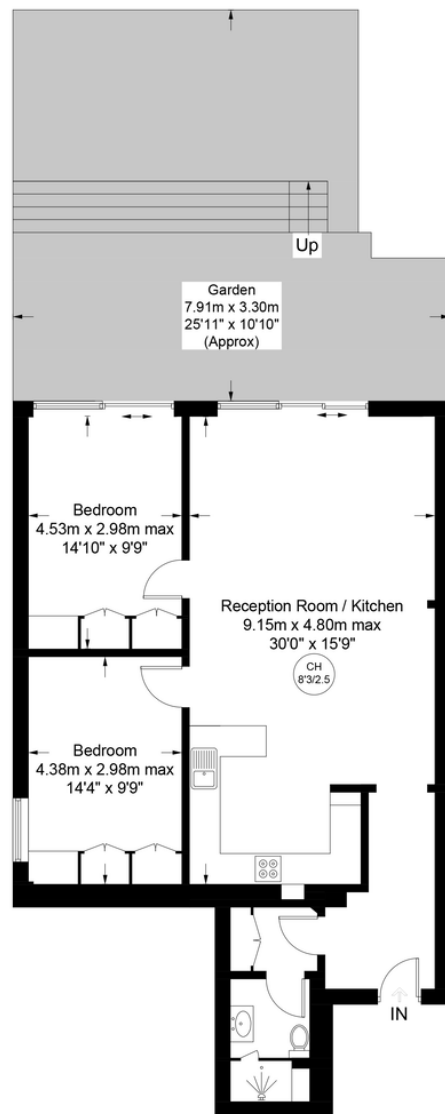






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Approximate Gross Internal Area = 916 sq ft / 85.1 sq m



Lower Ground Floor



**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. (ID935151)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	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.

