



Stroud Green Road, N4 3RS

Guide Price £475,000
Leasehold



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Located in the heart of Stroud Green, on the doorstep of beautiful independent local shops, a rare and unexpectedly large top floor one-bedroom apartment with a newly renovated kitchen and bathroom and access to a communal garden.

Arranged over an impressive 777 SQ FT/ 72.2 SQ M, features include wooden flooring, high ceilings, double glazing, and beautiful decorative order throughout, a spacious hallway with enough space for a working from home station and practical built-in storage cupboard, next a fully fitted kitchen/diner with shaker wall and base units, quartz style splash back, newly installed boiler, and plenty of space for a dining table. Dual aspect windows allow beautiful natural light throughout the day. Next door, a large separate reception room, with an abundance of space for entertaining and relaxing. Two south-westerly facing sash windows with plantation shutters provide the room with a light and airy feel, enhancing the sense of space. To the rear, an impressive bedroom measuring a 221 SQ FT (approx.) providing a versatile space that will fit much more than just a bed, there's a lounge area and a full wall of storage. Beautiful coving to the ceilings and feature fireplace adds charm and character, a sash window with wooden shutters floods the room with natural light offering a pleasant outlook over the neighbouring gardens. Further down the lengthy hallway, a luxurious bathroom suite with stylish tiling and matte black fittings, a freestanding bathtub and double walk-in shower. Again a large window with plantation shutters completes the space beautifully and creates an oasis for relaxing.

The property further benefits from access to a communal garden, perfect for entertaining and access to a large loft space.

Situated in a popular and convenient location, providing excellent access to transport links at Finsbury Park station (Piccadilly & Victoria lines, National Rail), Crouch Hill overground and a growing selection of local coffee shops, bars, and eateries at both Stroud Green & Crouch End. The green and open spaces at Finsbury Park, the Parkland Walk and Wray Crescent are also close by. Don't forget to check out the new City North Quarter, adding an array of exciting new commercial spaces like a Picturehouse Cinema and M&S Foodhall.

Internal viewings are simply a must to fully appreciate the rare size of this beautiful home!

- Impressive proportions
- 777sq Ft / 72.2 sq m
- Double glazing throughout
- Large separate lounge
- Beautiful kitchen breakfast room
- Stylish spa like bathroom
- Top floor Victorian conversion
- Access to communal garden

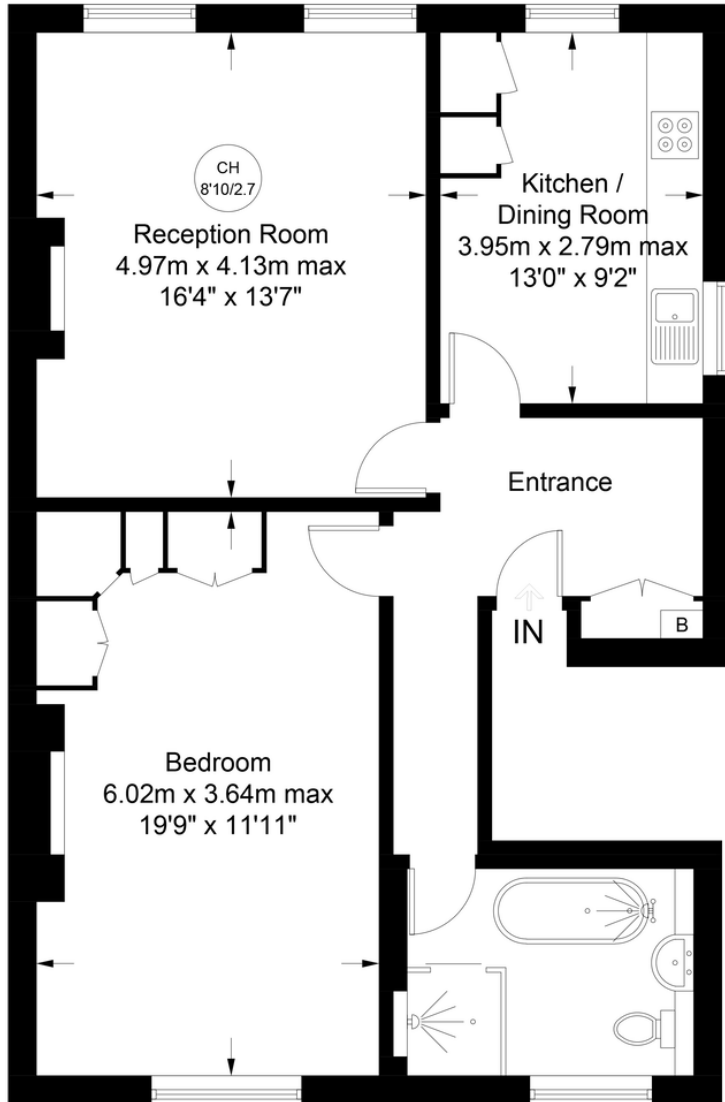






Stroud Green, N4

Approximate Gross Internal Area = 777 sq ft / 72.2 sq m



Second 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. (ID647901)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	52 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.



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