



Regina Road, N4 3PP

Guide Price £675,000  
Share of Freehold



# Regina Road N4 3PP

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Arranged over the raised ground floor of this attractive period property, a beautifully presented two-bedroom converted flat with the benefit of a private terrace and own section of rear garden.

Offering 712 SQ FT / 66.1 SQ M of light and airy living accommodation, features include a sizable reception with large double glazed bay window and solid wooden flooring throughout the majority of the apartment. A dado rail, picture rail and coving help retain the character feel of this period home, shelving and storage to either alcove add a touch of practicality. Semi open plan to a well-proportioned kitchen/ diner, there's a range of white wall and base units, wooden work surfaces and shelving with a Herringbone backsplash add texture and style. Thoughtfully designed to allow space for a large fridge freezer, plumbing for washing machine and dishwasher. There's a freestanding cooker with fitted extractor hood and a ceramic white sink. A large double glazed sash window creates a clear line of sight through the front of the apartment ensuring great natural lighting. The hallway features a range of useful built-in cupboards providing lots of useful storage. Next a beautifully designed white three-piece bathroom suite with fitted shower attachment and folding shower screen, a metro brick tiled backsplash, striking tiled floor and industrial style wooden shelving really enhance the space. At the rear, two well balanced bedrooms both with double glazing and light and neutral décor. The main bedroom allows direct access to a private wooden decked terrace, stairs lead down to a landscaped rear garden, principally laid to lawn with patio seating area, new wooden fencing and shed complete this pleasant and private outside space.

Regina Road is a pleasant tree-lined residential turning in close proximity to Finsbury Park station (Victoria & Piccadilly lines) and Crouch Hill station (overground). While on a quiet road, the property is a stone's throw from a wonderful selection of local bars, restaurants, cafes, supermarkets, and shopping amenities along Stroud Green Road. Don't forget to check out the exciting new City North development adding yet more interest to location rapidly growing in popularity.

- Quiet and convenient location
- Attractive period property
- Arranged over the raised ground floor
- Roof terrace and garden
- Beautifully presented
- Great inbuilt storage
- Ideally suited to a couple
- 712 sq ft / 66.1 sqm







# Regina Road, N4

Approximate Gross Internal Area = 712 sq ft / 66.1 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 17 sq ft / 1.6 sq m  
 Total = 729 sq ft / 67.7 sq m



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. (ID820365)



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

