Victoria Road, N4 3SQ

Offers In Excess Of **£475,000**
Leasehold

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Victoria Road

Offers In Excess Of £475,000
Leasehold

A wonderfully light and airy two-bedroom Victorian converted flat arranged over the top floor of this attractive building.

Offering 604 Sq Ft/56.1 Sq M of internal living space, features include two double bedrooms, an 18ft open plan kitchen reception room and a beautiful, fully tiled three-piece bathroom. This immaculately presented apartment further benefits from potential to extend (subject to planning permission), with drawings for a roof terrace having been previously approved.

Victoria Road is a quiet tree lined residential turning perfectly placed for ease of access to Finsbury Park Station (Victoria, Piccadilly & Overground lines)and the ever more popular Stroud Green Road with its mix of bars, restaurants, and coffee shops.

- Two double bedrooms
- Open plan kitchen reception
- Tiled three piece bathroom
- Victorian conversion
- 604 Sq Ft / 56.1 Sq M
- Potential to extend (STPP)
- Long lease
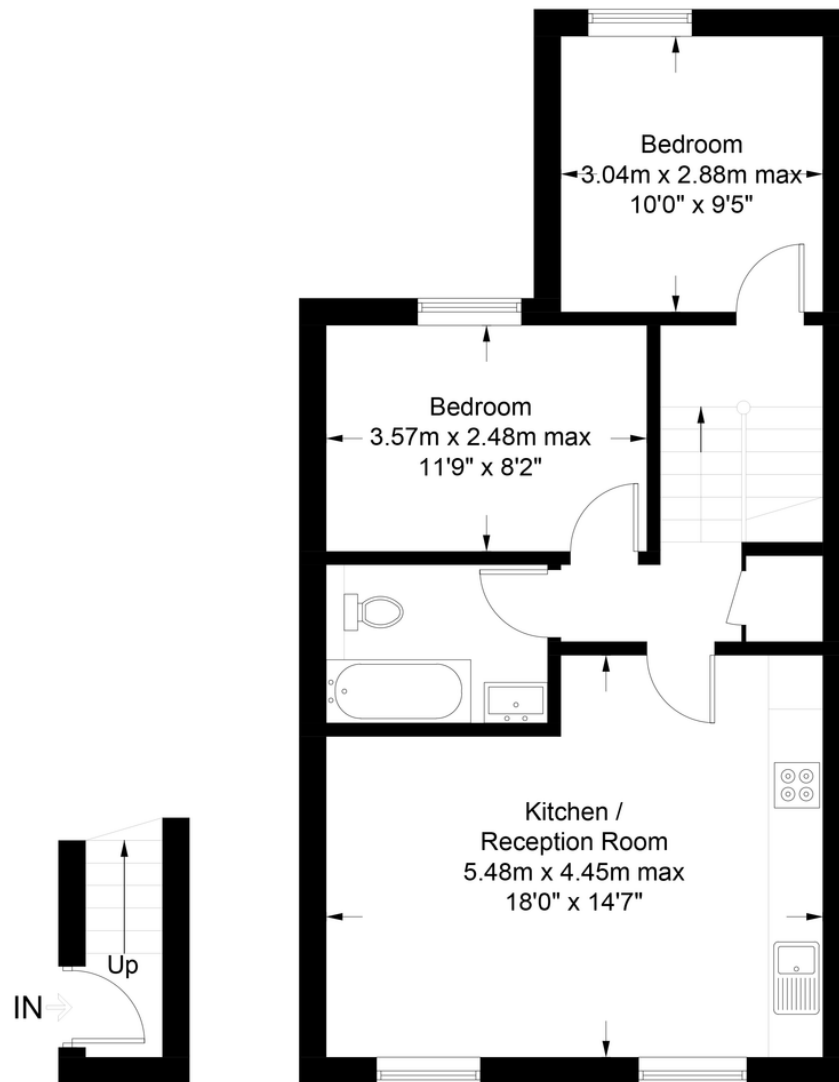- Convenient for transport/shops

N

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Bedroom
3.04m x 2.88m max
10'0" x 9'5"

Bedroom
3.57m x 2.48m max
11'9" x 8'2"

**Kitchen /
Reception Room**
5.48m x 4.45m max
18'0" x 14'7"

Up

IN →

First Floor Second Floor

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, ~~apes~~ and compass bearings before making any decisions reliant upon them. (ID690154)

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) **A**		
(81-91) **B**		
(69-80) **C**		
(55-68) **D**	61	64
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

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Agent's Note:
Whilst Care has been excercised 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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