



Birnam Road, N4 3LJ

Guide Price £475,000
Share of Freehold



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A two double bedroom split level converted apartment arranged over the upper levels of this handsome red brick Victorian property.

Offering light and neutral décor throughout and a generous 660 sq ft / 61.3 sq m of light and airy living space. Features include a charming reception room with period fireplace exposed floorboards and bespoke shelving and storage to alcoves, presently accommodating two sofas and space for a defined formal dining area. In close proximity, creating practical layout a separate modern fitted kitchen with a range of white wall and base units with striking tiled splash back, there's an integrated gas hob, electric oven and extractor hood, integrated washing machine and dish washer and space for a large fridge freezer. Another great advantage of this attractive home is the well-proportioned bedrooms, both feature fitted wardrobes and wooden floorboards. The modern white three-piece bathroom suite creates separation and space between the bedrooms ideal if you are considering renting a spare room.

Located in a quiet residential turning ideally positioned for easy access to Finsbury Park station (Victoria and Piccadilly lines) allowing convenient access to the City and West End. Wray crescent open space provides access to a hidden gem for those more active among us. A growing selection of bars restaurants and shopping amenities can be found along Stroud Green Rd and don't forget to check out the eagerly awaited City North Development adding more interest to a location growing in popularity.

- Share of Freehold
- Top floor split level
- Two double bedrooms
- Retaining much period charm
- Neutral décor throughout
- Light and airy
- Generous dimensions
- 660 sq ft 61.3 sq m



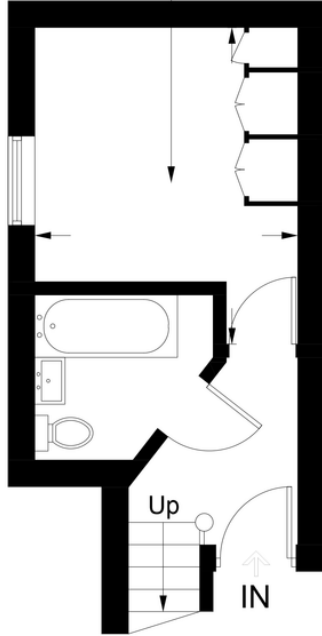




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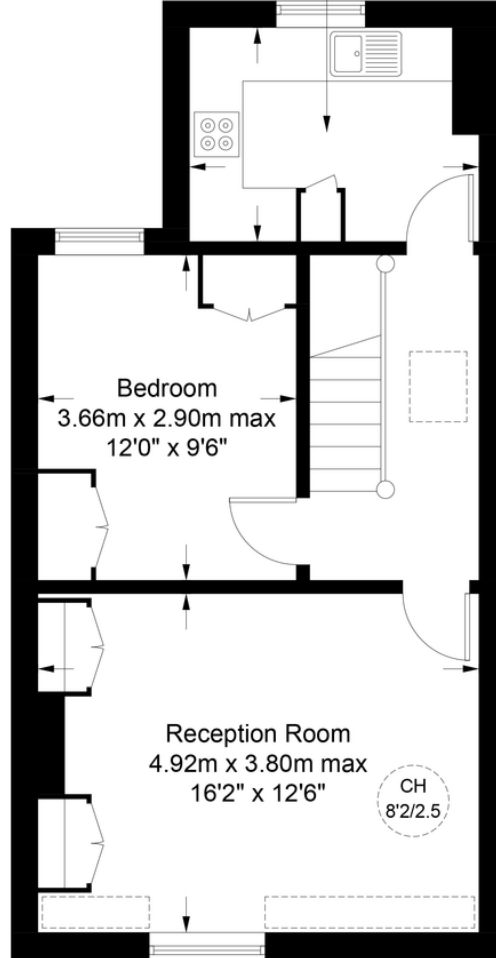
Approximate Gross Internal Area = 660 sq ft / 61.3 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 16 sq ft / 1.5 sq m
Total = 676 sq ft / 62.8 sq m

Bedroom
3.52m x 2.96m max
11'7" x 9'9"



First Floor

Kitchen
3.23m x 2.40m max
10'7" x 7'10"



Second Floor

Bedroom
3.66m x 2.90m max
12'0" x 9'6"

Reception Room
4.92m x 3.80m max
16'2" x 12'6"

CH
8'2/2.5

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. (ID727686)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		54 E
21-38	F	32 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.

