



Regina Road, N4 3PP

Guide Price £550,000
Leasehold



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Beautifully presented raised ground floor period property comprising two double bedrooms and a large private roof terrace.

Much loved and maintained by the present owner's accommodation consists of 678 SQ FT / 63 SQ M of crisp and clean internal living space. The large main bedroom features bespoke floor to ceiling wardrobes allowing excellent fitted storage, a period fireplace, coving to the ceiling accentuating period charm and a large bay window allowing wonderful natural light. The second well-proportioned bedroom can easily accommodate a double bed. Off the hallway a quirky white three-piece bathroom suite in excellent condition. At the rear, this attractive home really starts to shine a large open plan kitchen and living area with light and neutral décor, range of smart white wall and base units. Double glazed patio doors allow access to the large private wooden decked roof terrace with pleasant green and leafy outlook onto neighbouring gardens.

Regina Road is a desirable quiet location perfectly placed to take full advantage of a growing selection of bars, restaurants and coffee shops along both Stroud Green Road and Crouch End. The Parkland Walk, Wray Crescent and Finsbury Park provide excellent open green spaces and don't forget to check out the exciting City North Development.

- Chain free sale
- Two large bedrooms
- Private roof terrace
- Amazing condition throughout
- Double glazed
- Attractive period building
- Popular convenient location
- 678 sq ft / 63 sq m

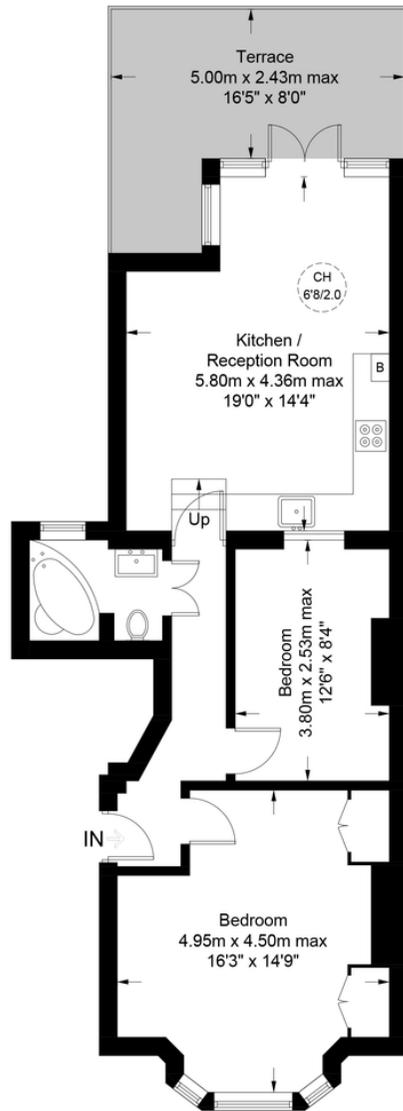






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Approximate Gross Internal Area = 678 sq ft / 63 sq m



Upper Ground 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, shapes and compass bearings before making any decisions reliant upon them. (ID760671)

DA



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	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.

