



Regina Road, N4 3PP

Guide Price £675,000  
Long Leasehold





# Regina Road N4

Guide Price £675,000 - Long Leasehold

A wonderfully light and airy two double bedroom maisonette with private roof terrace offering 853 SQ FT / 79.2 SQ M of architecturally reconfigured living space.

Occupying a desirable location and arranged over the top two floors of this attractive period residence, features include a superb open-plan kitchen, dining/reception space, complete with a stylish kitchen island. The removal of traditional dividing wall creates a clear line of sight through the accommodation, showcasing the beautiful sash windows further enhancing one of our favourite attributes: the fabulous natural light. The kitchen area features a range of minimalist wall and base units with a stylish combination of glass splash back and central island with wooden work surfaces. Engineered wooden flooring and bespoke fitted storage solutions add a touch of practicality. French doors lead to a private wooden-decked terrace with metal balustrade and wooden trellis creating a secluded enjoyable outside space. Off the large split-level hallway, there's a separate WC ideal for guests, the upper-level landing creates a study area with fitted bookcase shelving. The upper levels offer two sizable double bedrooms, both complete with clever fitted storage maximising usability and space. In keeping with the rest of the property, the upper level includes a cleverly designed built-in utility closet, neatly fitting washing and dryer units and a generous storage recess off the front bedroom. A stylish white three-piece bathroom suite, complete with shower, vanity storage and heated towel rail is perfectly positioned to service both bedrooms.

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. The green and open spaces of Finsbury Park, the Parkland Walk are all easily accessible.

N.B. Please note some images have been virtually staged.

- Leasehold 900 years plus
- Elevated position
- Wonderful natural light
- Architecturally redesigned
- Kitchen island
- Bespoke storage throughout
- Private roof terrace
- Convenient and quiet location
- Chain free sale
- 853 SQ FT - 79.2 SQM

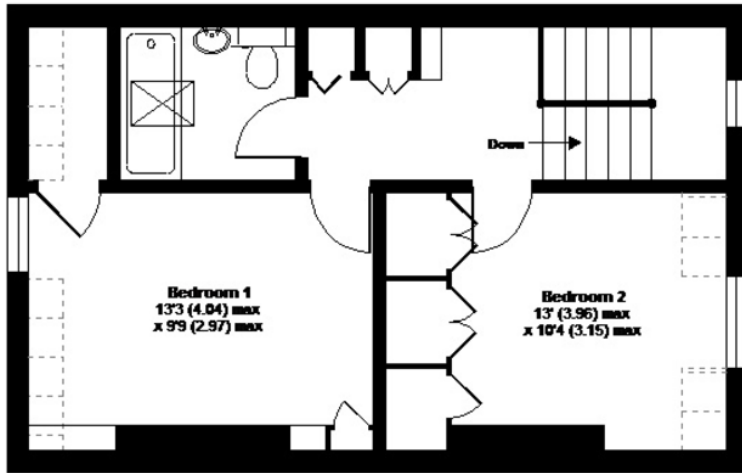




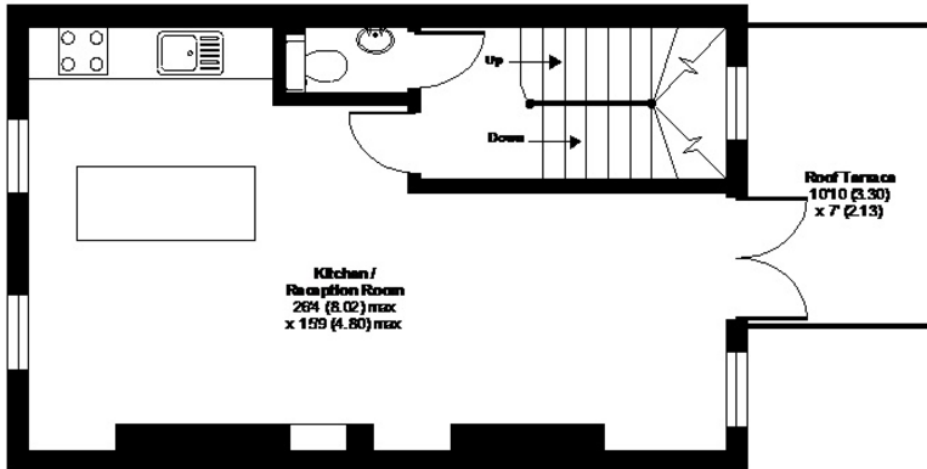


# Regina Road, London, N4

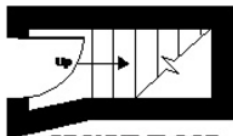
APPROX. GROSS INTERNAL FLOOR AREA 853 SQ FT 79.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



**SECOND FLOOR**



**FIRST FLOOR**



**GROUND FLOOR**

Demotes restricted head height



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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**DA**

# DAVID ANDREW

your most valuable asset

Archway Office

671 Holloway Road  
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park  
London N5 2XE

T (0)20 7354 9111

Stroud Green Office

167 Stroud Green Road  
London N4 3PZ

T (0)20 7281 2000

General Contact

E [info@davidandrew.co.uk](mailto:info@davidandrew.co.uk)

W [www.davidandrew.co.uk](http://www.davidandrew.co.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		

### Agent's Note:

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