



Victoria Road, N4 3SH

Guide Price £750,000
Share of Freehold



Victoria Road N4

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Presented to the market in exceptional condition, we are delighted to market this beautiful two-bedroom apartment which has been subject to a full-width rear extension and has a private secluded garden. Accessed via a well-maintained front garden with tiled pathway and bicycle storage shed, the attractive mid-terraced Victorian property provides an impressive 952 SQ FT / 88.5 SQ M of internal living space arranged over the ground floor.

The garden apartment has a spacious open-plan living space, cleverly designed to create defined cooking, dining, and seating areas perfect for entertaining. Two skylights and a large picture window allow for an abundance of natural light. The kitchen has custom-made units, wooden work surfaces, a range cooker and underfloor heating. Bifold doors open out onto a secluded walled garden with country-cottage, rustic charm. The interior flooring has been extended outdoors to create a large patio space for barbecues.

There are two spacious double bedrooms. The bright main bedroom features the original wooden floorboards, period fireplace and alcove shelving. The bay sash window is further enhanced with a hand-made-to-order cast iron radiator and shutters. The second bedroom has painted floorboards, a cast iron radiator, bespoke fitted wardrobe and original corning. It is presently arranged as a home office and additional reception room. Through the large sash window with the original wooden shutters is a clear line of sight through the property to the rear garden. Off the hallway, there is access to the central courtyard garden. Exposed brick, contemporary planting and a tiled floor create a versatile outdoor space. The tanked cellar adds significant additional storage space. The white three-piece bathroom has a wood-panelled bath, metro tile splashback, a reclaimed period door and attractive tiled floor.

Victoria Road is a sought-after residential road, tucked away for peace and quiet and well located for ease of access to all of Stroud Green and Crouch End's amazing selection of independent shops, bars, restaurants and other amenities. Finsbury Park Station is 0.5 miles away and provides convenient access to the Victoria and Piccadilly lines and National Rail links. The Parkland Walk nature reserve and Finsbury Park are a five-minute walk away.

- Chain free - no onward purchase
- Share of Freehold 992 Year Lease
- Extended ground floor garden flat
- Period features with modern practicality
- Presented in move-in condition
- Beautiful walled garden
- Highly desirable location
- 952 SQ FT / 88.5 SQM

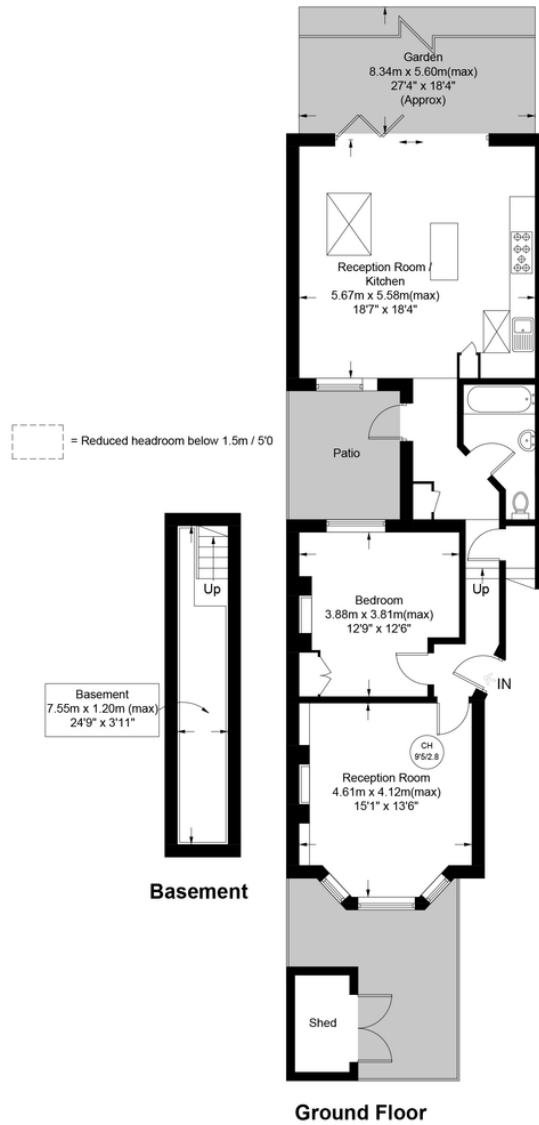






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Approximate Gross Internal Area = 866 sq ft / 80.5 sq m
 (Excluding Reduced Headroom / Shed)
 Reduced Headroom = 86 sq ft / 8.0 sq m
 Total = 952 sq ft / 88.5 sq m



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. (ID 776061)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	78 c
55-68	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.

