



Playford Road, N4 3NL

Guide Price £850,000  
Freehold



# Playford Road N4

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Freehold

Well-maintained by the present owner, a deceptively spacious three-bedroom Freehold house located in a quiet and convenient location near Finsbury Park station. Offering significant scope to reconfigure and improve and offered chain free.

Presently arranged as a four-bedroom rental investment, features include two separate reception rooms on the ground floor, the front retains coving to the ceiling, a large window overlooking the front garden and a period style fireplace. The second reception leads directly to a conservatory style kitchen with a range of modern wall and base units, a metro brick tiled splash back and breakfast bar add a touch of practicality. Large double glazed patio doors lead to a private rear garden, York stone slabs and shingle flowerbed borders ensure a relatively low maintenance but very useable space. The garden backs directly onto the recently redeveloped Fonthill Mews making it a relatively secluded. Back through the kitchen, next you will find a versatile additional space currently in use as a defined dining area, there's also a useful secondary ground floor shower room with WC, wash hand basin and heated towel rail. The upper levels provide three well-proportioned double bedrooms with a spacious three-piece bathroom suite.

Playford Road is a quiet residential turning, ideally located within a short walk to a wonderful array of restaurants, bars, and coffee shops. Local transport links include Finsbury Park underground station (Victoria & Piccadilly lines) and National Rail. The open green spaces of Finsbury Park and the Parkland Walk are all within easy access. Don't forget to check out the exciting new City North development adding more interest to a location growing in popularity.

- Freehold house
- Three double bedrooms
- Two bathrooms
- Private rear garden
- Quiet residential street
- Moments away from transport links
- Nestled in the heart of Stroud Green
- 1,054 SQ FT - 97.92 SQ M





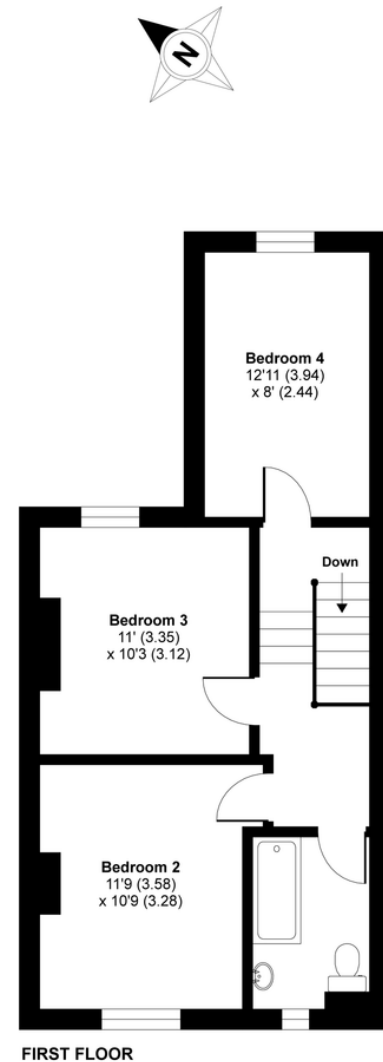
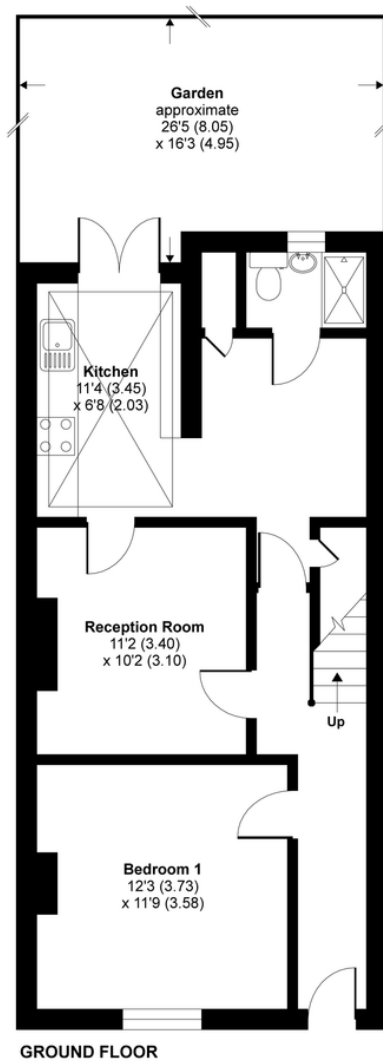
# Playford Road, London, N4

Total = 1054 sq ft / 97.92 sq m

For identification only - Not to scale

# DAVID ANDREW

your most valuable asset



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for David Andrew. REF: 752494



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