



Sparsholt Road, N19 4EW

Guide Price £450,000
Leasehold



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Presented in exceptional condition a first floor three-bedroom apartment with private balcony much loved and improved by the present owners.

Set within this sturdy 1950's purpose-built block and surrounded by green and leafy communal grounds creating a pleasant and relaxing outlook from within. Features include three well balanced bedrooms ideal for sharers or for those seeking additional work from home space, all of the bedrooms come equipped with built in wardrobes. Off the hallway a two-piece white bathroom suite and separate wc. There's an attractive separate reception with chunky oak flooring and directly opposite one of our favourite aspects a stylish kitchen with a range of simple white wall and base units, enhanced by a bold feature wall and geometric tiled splash back. Other useful elements include an integrated oven, hob, and extractor, plumbing for washing machine and the original coal chute cupboard has now been modernised to create practical storage solutions. Off the kitchen a private balcony creates a tranquil outside space enjoying views over the communal gardens.

Hanley Road provides excellent access to bus connections while Finsbury Park station (Victoria & Piccadilly lines) allows easy access to the City & West End, Crouch Hill National Rail is also close by. The Parkland Walk local nature reserve and a growing selection of excellent local bars, restaurants and coffee shops are literally moments away.

Offered chain free and in move in condition, internal viewings are a must!

- Chain free sale
- 775 SQ FT / 72 SQ M
- Immaculate condition
- Stylish neutral décor
- Arranged over the first floor
- Three bedrooms
- Private balcony
- Popular location





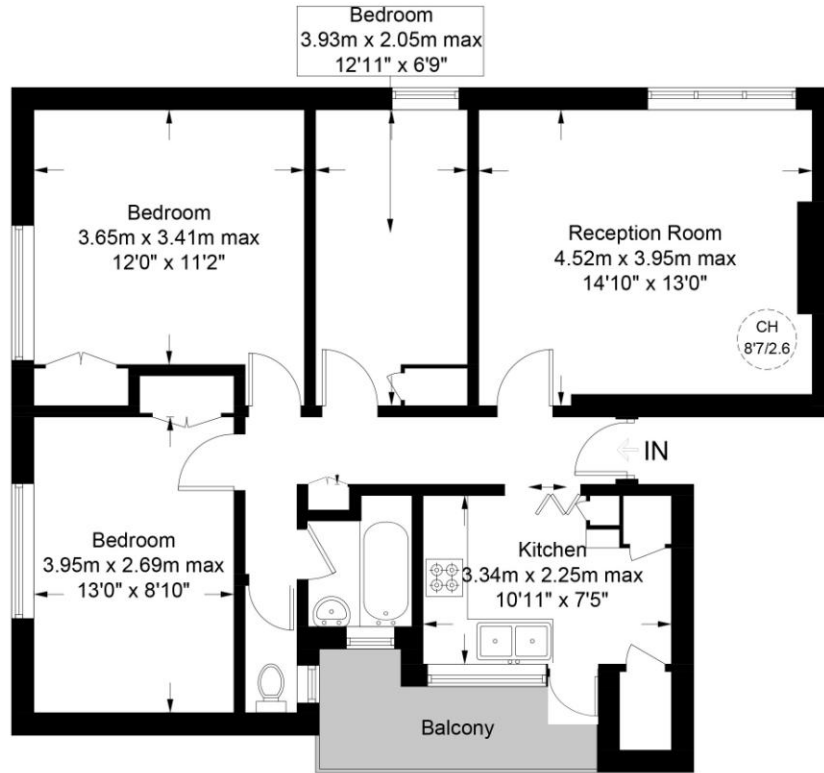


Crouch Hall Court, N19

Approximate Gross Internal Area = 775 sq ft / 72 sq m

DAVID ANDREW

your most valuable asset



FIRST 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. (ID798775)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 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.

