



Birnam Road, N4 3LJ

Guide Price of £475,000
Leasehold



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Arranged over the upper levels of this attractive period property, a two-bedroom split level apartment, offering an impressive 661 SQ FT / 61 SQ M of versatile internal living space and potential to extend (STPP).

Presented in move-in condition, however still allowing the opportunity to put your own stamp on the internal décor and fixtures. Accessed via a communal ground floor entrance shared between three flats, stairs lead to the first-floor apartment entrance. The first notable feature is the sizeable split-level hallway with crisp white walls and a characterful dado rail, original banister and coving adding interest and a great feeling of space, a Velux window allows an abundance of natural light.

The first sizeable double bedroom features large original sash window, built-in storage, coving to ceiling and natural toned carpet. Stairs lead to the second floor, at the rear a separate fitted kitchen with a range of wall and base units equipped with gas hob, electric oven, extractor fan with the sink well positioned to take advantage of elevated views over neighbouring gardens. Next a white three-piece bathroom suite with tiled splashback, linoleum flooring, coving to ceiling and fitted extractor unit.

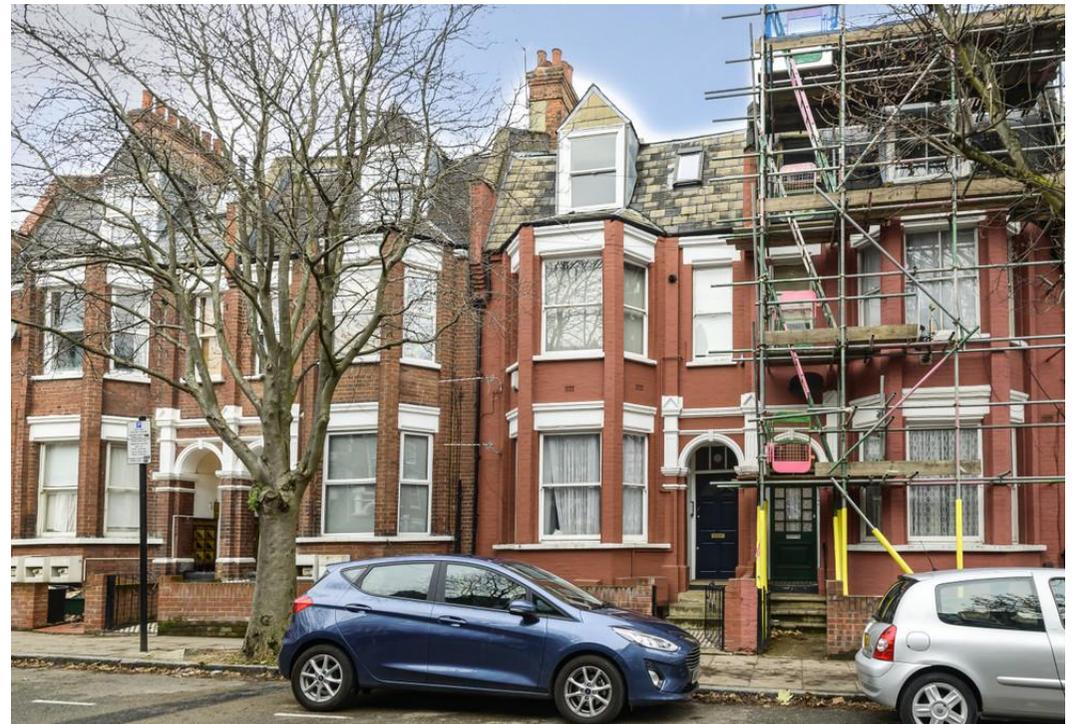
At the front, a pleasant separate reception space with large sash window, coving to ceiling, a wooden inset fireplace forming an attractive focal point, and a recessed alcove creating a fantastic opportunity for shelving. Next door, the second bedroom again with Velux window, crisp white walls and neutral carpet tones allowing a useful second bedroom space.

Finally, stairs lead to a top floor attic space with plumbing for washing machine and providing lots of useful storage.

The spacious home has the advantage of a long 156-year unexpired lease, the owner also has drawings for a potential conversion to create a third bedroom and private terrace (subject to necessary consents).

Birnam Road is a desirable residential street, perfectly placed to take full advantage of a growing selection of bars, restaurants and coffee shops along both Stroud Green Road and Crouch End and the fantastic transport links at Finsbury Park Station. 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.

- Long lease of approx. 156 years
- Opportunity to create 3rd bedroom (STPP)
- Top floor, split level flat
- Great transport links & local amenities
- Two double bedrooms
- Quiet residential street
- Separate reception room
- 661 SQ FT - 61 SQ M





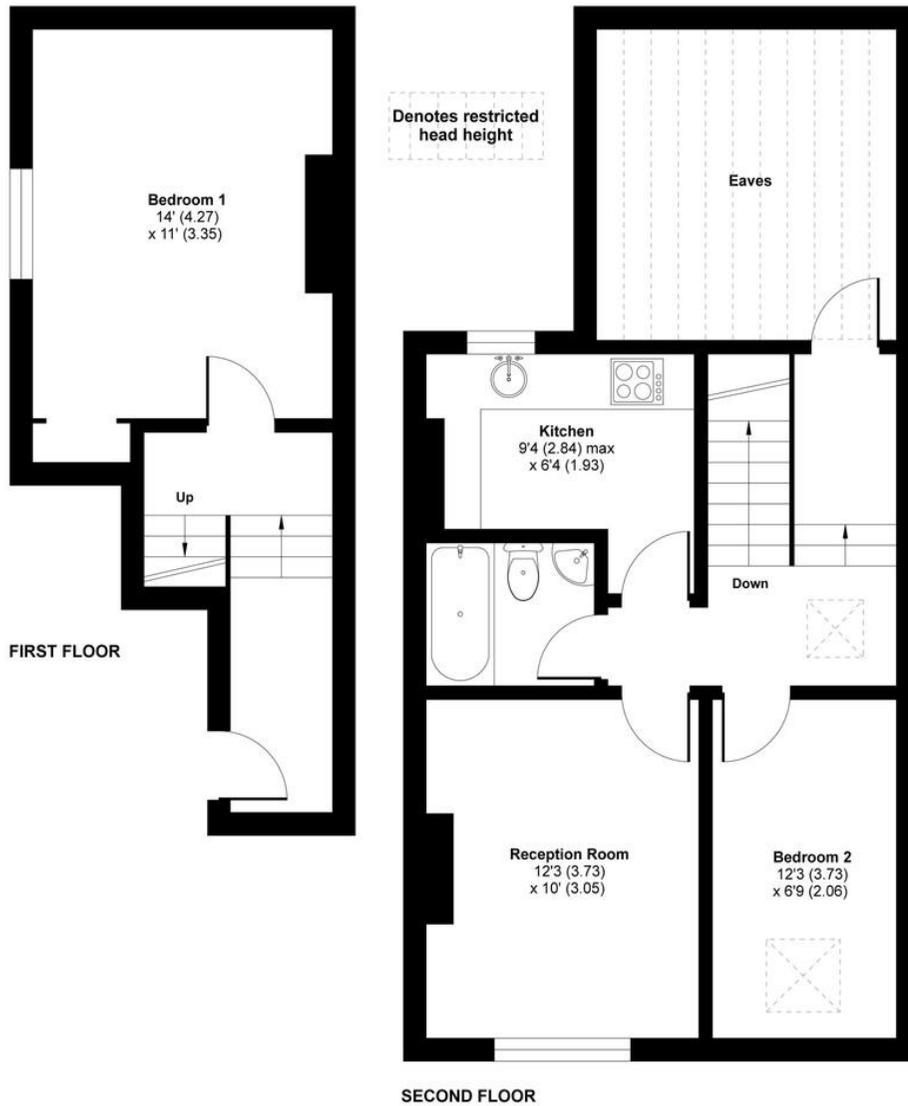


Birnam Road, London, N4

Approximate Area = 661 sq ft / 61 sq m
Limited Use Area(s) = 129 sq ft / 12 sq m
Total = 790 sq ft / 73 sq m
For identification only - Not to scale

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Score	Energy rating	Current	Potential
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81-91	B		
69-80	C		76 c
55-68	D	57 d	
39-54	E		
21-38	F		
1-20	G		

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