



Stroud Green Road, N4 3RN

Guide Price £300,000
Leasehold



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Presented to the market on a chain free basis and with a long lease, a charming one-bedroom flat on the doorstep of everything Stroud Green has to offer.

Arranged over the second floor and offering 358 SQ FT/ 33.3 SQ M of internal living space, features include neutral décor and secondary glazing throughout, a spacious open-plan kitchen/reception room to the front, with beautiful large windows allowing an abundance of natural light, a range of neutrally decorated wall and base kitchen units with plenty of space for food prepping and essential appliances and stylish metro tiled splashback. Next door, a modern three-piece bathroom suite with heated towel rack and a good-sized double bedroom to the rear with practical built-in wardrobe and large sash window.

Situated in a popular and convenient location, providing excellent access to transport links at Finsbury Park station (Piccadilly & Victoria lines, National Rail, Thameslink services), Crouch Hill Overground and a growing selection of local coffee shops, bars, and eateries at both Stroud Green & Crouch End. The green and open spaces at Finsbury Park, the Parkland Walk and Wray Crescent are also close by. Don't forget to check out the new City North Quarter, adding an array of exciting new commercial spaces like a Picturehouse Cinema and M&S Foodhall.

- Long lease of approx. 172 years
- Chain free sale
- One bedroom flat
- Great natural light
- Open-plan kitchen/reception
- Great location to transport & amenities
- Move-in condition
- 358 SQ FT – 33.3 SQ M





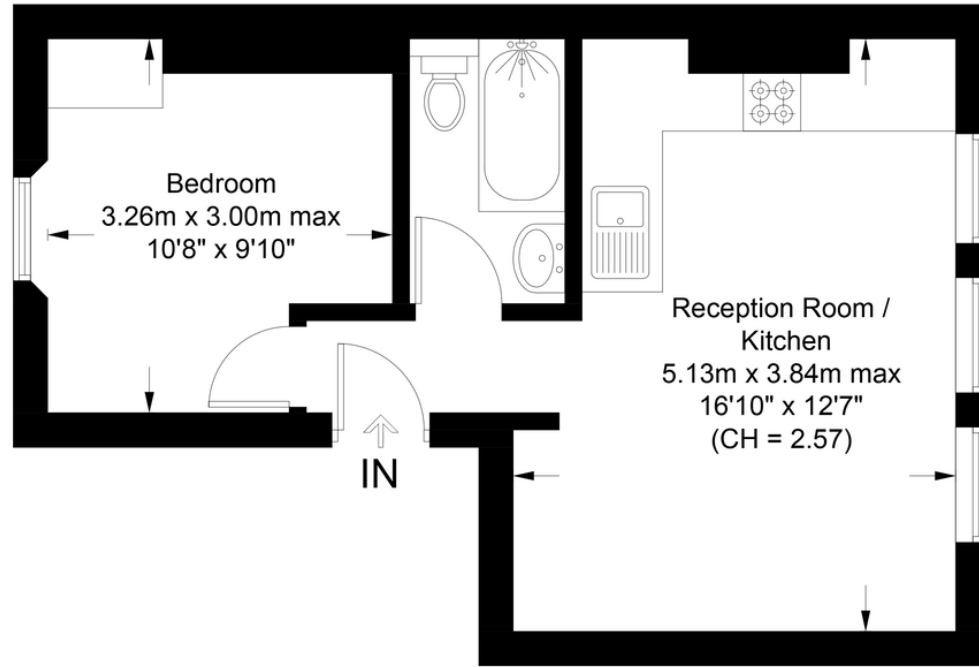


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Approximate Gross Internal Area = 358 sq ft / 33.3 sq m

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Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**Certified
Property
Measurer**

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. (ID867907)

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Agent's Note:

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