



Victoria Terrace, N4 4DA

Guide Price £650,000
Share of Freehold



Victoria Terrace N4

Nestled in the heart of Stroud Green, we are delighted to offer this attractive two-bedroom ground floor flat with private section of the garden.

Arranged over the entire ground floor, set within this pleasant double-fronted Victorian property, and enviably located in a quiet no through road. Loved and improved by the present owners, this charming property offers a wonderfully light and airy interior with a calming green outlook both front and rear. Off the central hallway to the right, two evenly sized double bedrooms, one equipped with a full wall of floor to ceiling wardrobes. At the end of the hall, a spacious white three-piece bathroom suite, including a shower bath, mosaic style splash back, a large, heated towel rail and underfloor heating. Next, a beautiful open-plan reception and kitchen diner. At the front, a cleverly crafted kitchen offers excellent prep space and ample space for all the essential appliances. A large bay window draws the eye to the greenery outside and allows lovely natural light. There's useful chunky shelving, ample space for a dining table connecting the kitchen and reception together, a great entertaining space. At the rear, a relaxing reception/ seating area, large patio doors lead to one of our favourite aspects; a stunning south-west facing rear garden, a large lawn and a wall of greenery provides great privacy, pretty flowerbeds and a patio area complete this amazing space. The flat officially comes with the left-hand side of the garden.

Victoria Terrace 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 0.4 miles away and provides convenient access to the Victoria/Piccadilly lines, National Rail and Thameslink services. The Parkland Walk nature reserve and Finsbury Park are all close by. Don't forget to check out the new City North development with M&S Foodhall, Theatre and Picturehouse cinema.

- Share of Freehold - 995-year lease
- Stunning south-west facing rear garden
- Ground Floor Flat
- Two double bedrooms
- Bathroom with underfloor heating
- Light & Airy - High Ceilings
- Quiet, no through road
- Attractive double-fronted property

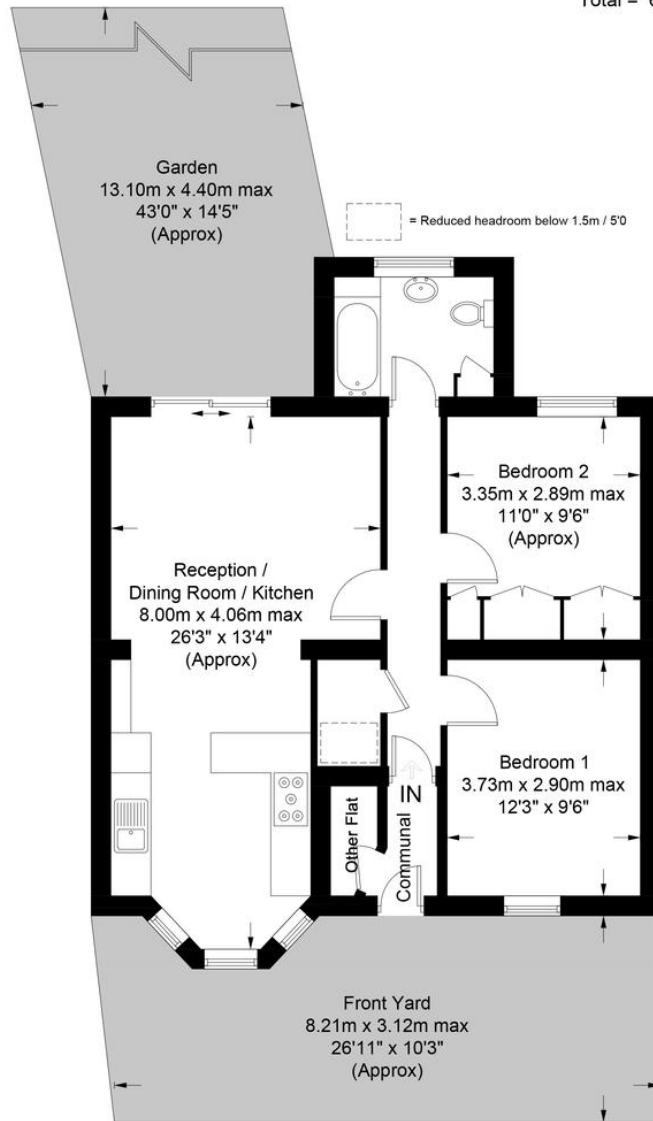






Victoria Terrace, N4

Approximate Gross Internal Area = 639 sq ft / 59.4 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 6 sq ft / 0.6 sq m
Total = 645 sq ft / 60.0 sq m



Ground Floor



**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. (ID889846)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 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.

