



Florence Road, N4 4DL

Guide Price £800,000  
Share of Freehold





# Florence Road N4 4DL

A stylish, architecturally reconfigured two-bedroom garden flat, located in a desirable residential turning in Stroud Green N4.

Well maintained by the present owners and offering a generous 857 sq ft / 79.6 sq m of stylish internal living space. Accommodation is arranged over the ground floor within this substantial semi-detached period property, accessed via a ground floor communal entrance shared between two flats. At the front, a spacious bedroom with a glorious bay window, retaining original wood panelling, double height skirting boards, ornate ceiling, and picture rail. Either side of the chimney breast two beautifully crafted bespoke wardrobes great for clothing storage. Next a charming reception space retaining a grand feature fireplace and ornate ceiling, chunky shelving to both alcoves adds great practicability. At the rear, a first glimpse of the stylish extension, a multitude of glass allows wonderful light, wooden floors and exposed brick combine perfectly to create a fantastic dining space. Next door a semi open plan contemporary kitchen with range of shaker style wall and base units allowing space for every modern convenience, there's also a useful multipurpose storage cupboard. Moving on, at the rear a smart white three-piece bathroom suite including shower bath, floating wash hand basin, WC, a combination of beautiful tiling, striking blue walls and wooden shelving adds great texture and style. Positioned just behind the bathroom a pretty second bedroom with direct access to garden, a great guest space, child's room, or study area. Last but not least a private section of low maintenance rear garden, there's a raised wooden decked patio great for alfresco dining, enhanced by the lush green backdrop of the Parkland Walk (you wouldn't know you're in London).

Florence Road is a sought-after residential turning, tucked away for peace and quiet yet extremely convenient, a location perfectly placed to take full advantage of a growing selection of bars, restaurants, and coffee shops. Finsbury Park Station provides access to the Victoria and Piccadilly lines and National Rail links. 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 all on your doorstep.

Share of Freehold | Desirable location | Ground floor | Two bedrooms | Architecturally reconfigured and extended | Private section of rear garden | Backing on to the Parkland Walk nature reserve | Immaculate condition | Convenient for transport and amenities | Contemporary design with period charm | Great storage | Traditional column radiators.



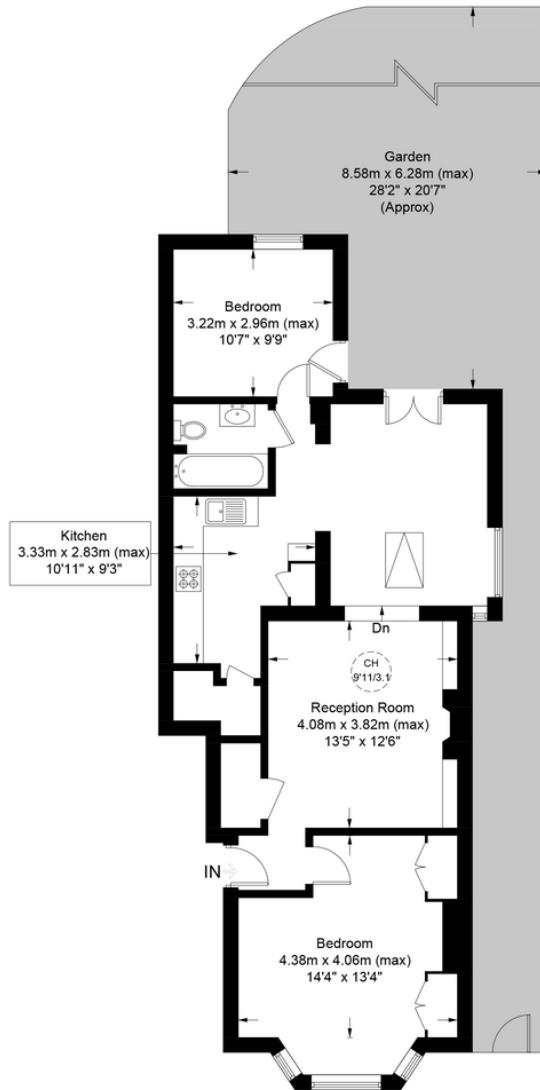






## Florence Road, N4

Approximate Gross Internal Area = 857 sq ft / 79.6 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. (ID891061)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

#### Agent's Note:

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