



Lennox Road, N4 3JA

Guide Price £425,000
Share of Freehold



Lennox Road N4

Presented to the market on a chain free basis and with a Share of the Freehold, a charming one-bedroom ground floor flat with access to a private section of rear garden.

Arranged over the ground floor of a well-maintained Victorian conversion, offering 454 SQ FT/ 42.2 SQ M of internal living space features include a newly decorated, spacious living room to the front with lovely big bay window letting in an abundance of natural light. Next door, a double bedroom with built-in wardrobe and large sash window overlooking the rear garden also having recently benefitted from complete redecoration. At the back, a three-piece bathroom suite with shower/bath, large, heated towel rail, and a galley-style kitchen with plenty of space for food prepping and essential appliances also providing access to the private section of the rear garden offering a fantastic space for entertaining and relaxing.

Located on a residential road in close proximity to Finsbury Park station (Victoria & Piccadilly lines, National Rail and Thameslink services), there's a wonderful array of local bars, restaurants, and shopping amenities. Finsbury Park and the Parkland Walk nature reserve are close by, excellent for dog walking, jogging or an enjoyable stroll. Don't forget to check out the new City North development, adding an array of exciting new commercial spaces like a Picturehouse Cinema and M&S Foodhall.

NB. Photos have been virtually staged to demonstrate how the space may be arranged.

Chain free sale | Share of Freehold | Ground floor flat | One double bedroom | Spacious reception room | Private section of rear garden | 454 SQ FT/ 42.2 SQ M | Quiet, residential location | Close to local transport | Perfect first-time purchase or rental investment

Tenure – Share of Freehold (approx. 92 years remaining on underlying lease)

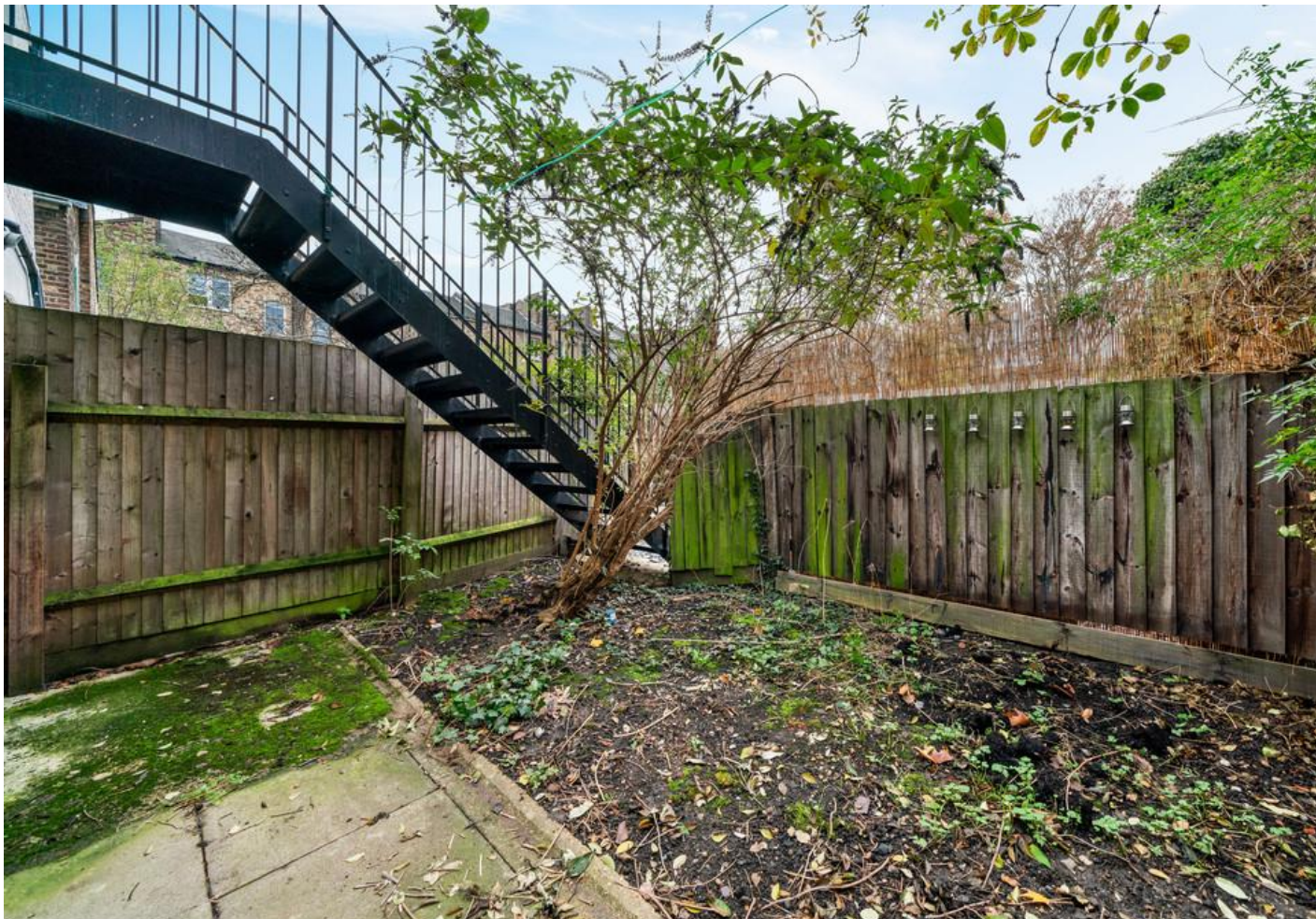
Ground rent – N/A

Service charge – N/A

Building insurance - £474.96 p.a.

Council Tax – London Borough of Islington Band D

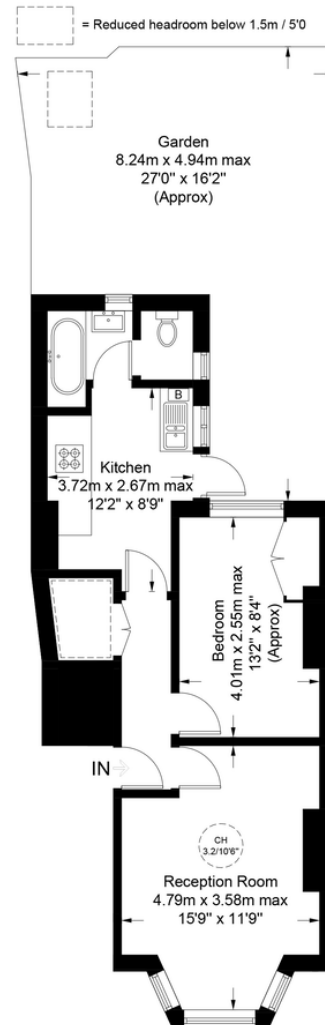






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Approximate Gross Internal Area = 454 sq ft / 42.2 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 17 sq ft / 1.6 sq m
Total = 471 sq ft / 43.8 sq m



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. (ID920842)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	75 C
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.

