



Birnam Road, N4 3LQ

Guide Price £500,000
Share of Freehold



Birnam Road N4

Presented to the market on a chain free basis and with a Share of the Freehold, a charming two-bedroom top floor flat on a quiet residential street in Stroud Green N4.

Arranged over the top floors of a beautifully red bricked Victorian conversion, offering 708 SQ FT/ 65.8 SQ M of internal living space, features include wonderful original wooden flooring leading up to the first floor. To the rear, a well-proportioned double bedroom with double glazed sash window and a three-piece bathroom suite with shower/bath combination, low level WC and hand wash basin.

Stairs lead up to the second floor, to the front a spacious reception room with cast-iron fireplace and practical shelving in the alcoves, eaves add a homely feel, and a large sash window provides fantastic natural light. Next door, a further well-sized double bedroom with bespoke built-in wardrobes and a large sash window. To the rear, a separate galley-style kitchen with a range of wall and base units, providing plenty of space for all essential appliances. The kitchen further provides access to a lovely, south-east facing balcony creating a perfect spot for sunbathing and providing elevated views over the neighbourhood.

Located in a quiet residential turning ideally positioned for easy access to Finsbury Park station (Victoria and Piccadilly lines) allowing convenient access to the City and West End. Wray crescent open space provides access to a hidden gem for those more active among us. A growing selection of bars restaurants and shopping amenities can be found along Stroud Green Rd and don't forget to check out the eagerly awaited City North Development adding more interest to a location growing in popularity.

Share of Freehold | Chain free sale | Two double bedrooms | Spacious reception room with separate kitchen | South-east facing balcony | Three-piece bathroom suite | Wonderful wooden flooring | 708 SQ FT – 65.8 SQ M | Quiet residential location | Fantastic links to public transport

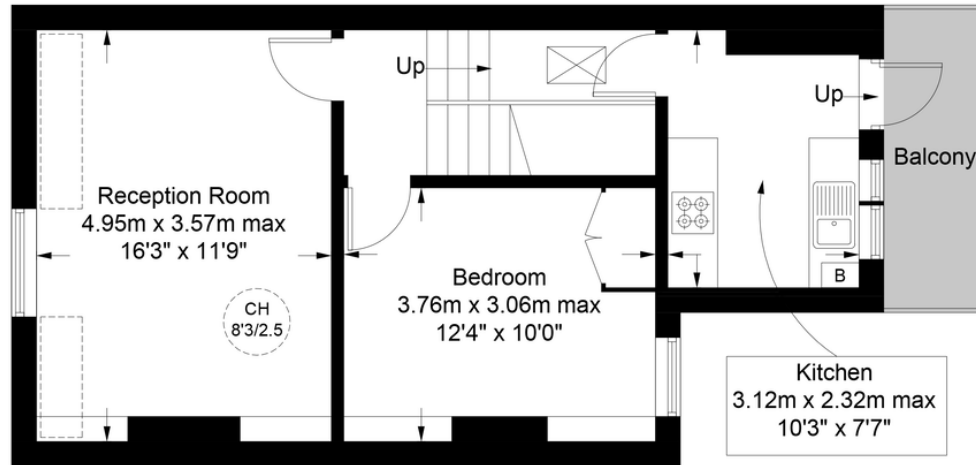




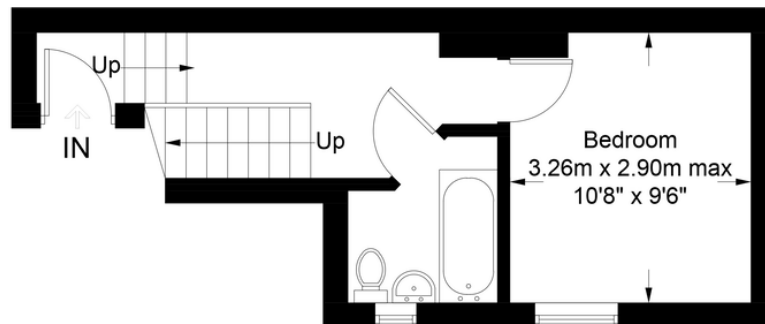


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Approximate Gross Internal Area = 687 sq ft / 63.8 sq m
 Reduced Headroom = 21 sq ft / 2.0 sq m
 Total = 708 sq ft / 65.8 sq m



Second Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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. (ID942559)



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.

