



Shaftesbury Road, N19 4QN

Guide Price £635,000  
Leasehold



# Shaftesbury Road N19

Presented to the market in beautiful condition, a well-proportioned two-bedroom, ground floor garden flat with additional office/garden studio, located on a charming residential road in Stroud Green/Crouch Hill.

Offering 724 SQ FT/ 67.3 SQ M of internal space, accessed via a communal entrance shared with only one other flat, the flat opens up into a large reception room to the front. A grand bay window fills the room with wonderful natural light, wooden flooring and a cast-iron fireplace add to the homely and welcoming atmosphere. Bespoke shelving and storage to the alcove add a touch of practicality.

Next door, the first bedroom has the advantage of built-in wardrobes and shelving, a large sash window provides a pretty view into the rear garden. Next, a three-piece bathroom suite with shower bath, low level WC and hand wash basin. To the rear, a separate kitchen with a range of wooden, shaker-style wall and base units providing plenty of storage, a large fridge freezer, gas hob and washing machine. The kitchen also benefits from direct access to the rear garden. Next door, a further bedroom with double glazed patio door provides additional access to the leafy and south-east facing garden, offering a fantastic space for entertaining and relaxing in the sun. The garden also boasts the advantage of a useful office/garden studio complete with air conditioning and electricity providing a great space for home working or a workshop.

Shaftesbury Road is equidistant between Crouch End and Stroud Green, sought-after for its attractive architecture, green and leafy outlook and community feel. There's a multitude of wonderful local eateries and shopping amenities on your doorstep and the popular Parkland Walk nature reserve is only a short walk away.

Transport facilities include Crouch Hill Overground at the end of the road, Finsbury Park 0.8 miles (Victoria & Piccadilly lines, National Rail & Thameslink services) and Archway 0.8 miles (Northern line) away.

Two-bedroom ground floor flat | South-east facing private garden | Additional garden studio/office | Large reception room | Separate kitchen | Three-piece bathroom suite | Practical storage room | New boiler installed in 2022 | Quiet, residential location | Convenient access to local amenities and public transport | 724 SQ FT - 67.3 SQ M |



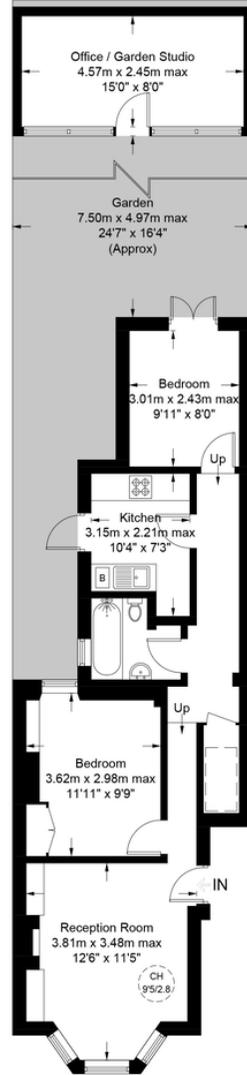




## Shaftesbury Road, N19

Approximate Gross Internal Area = 581 sq ft / 54 sq m  
Outbuilding = 130 sq ft / 12.1 sq m  
Reduced Headroom = 13 sq ft / 1.2 sq m  
Total = 724 sq ft / 67.3 sq m

= Reduced headroom below 1.5m / 5'0"



Ground Floor

# DAVID ANDREW

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#### Agent's Note:

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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. (ID958444)

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