



Sparsholt Road, N19 4EL

Guide Price £775,000
Leasehold



Sparsholt Road N19

Light, bright, and spacious, we are delighted to offer this attractive period conversion offering three bedrooms, two bathrooms and a sizable roof terrace.

Offering a generous 996 sq ft/ 92.5 sq m of well-kept internal living space, accommodation is arranged over the first and second floor, the elevated nature of the property and large windows allows, and abundance of natural light creating an enviable space.

Three well proportioned bedrooms, a large family bathroom and additional shower room add great practicality.

The main reception space is expansive, the southerly aspect, white column radiators and wooden flooring combine beautifully. Semi open plan to a modern fitted kitchen with impressive range cooker, sure to please enthusiastic chefs make for a great space to entertain.

A split-level internal hallway emphasises both the space and light also providing direct access to a large roof terrace with a terrific green and leafy outlook.

Sparsholt Road is a desirable location, equidistant between Finsbury Park and Crouch End offering excellent transport links and a wide range of amenities. Surrounded by vibrant neighbourhoods offering a fantastic selection of local shops, cafés, and restaurants whilst providing convenient access to Crouch Hill Overground, Finsbury Park Station (Piccadilly & Victoria lines, National Rail & Thameslink services) and numerous bus routes. The open spaces of Finsbury Park, Wray Crescent and the Parkland Walk nature reserve are close by, great for the more active among us.

Light | Bright | Spacious | Three well-proportioned bedrooms | Expansive reception | Semi open plan kitchen | Split level hallway | Family bathroom | Separate shower | Large roof terrace | Wood floors | Bespoke storage | Arranged over two floors | Quiet no through road | Well-presented | Sought after location | Convenient for transport | Wide range of local amenities.







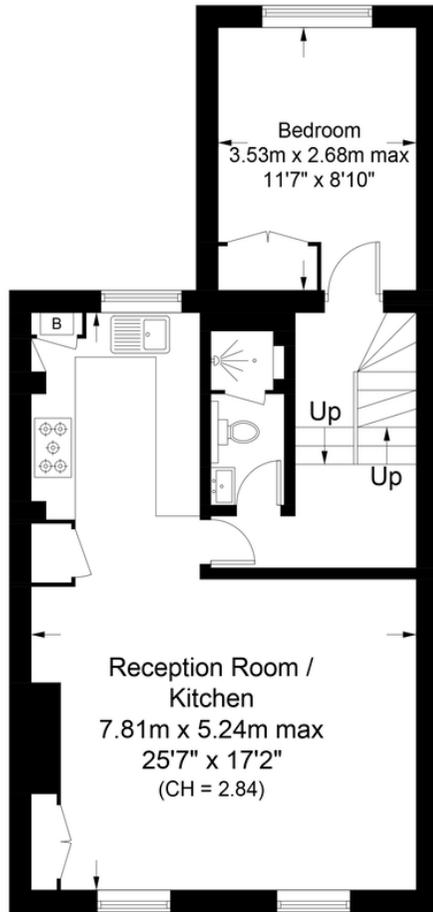
Sparsholt Road, N19

Approximate Gross Internal Area = 972 sq ft / 90.3 sq m
Reduced Headroom = 24 sq ft / 2.2 sq m
Total = 996 sq ft / 92.5 sq m

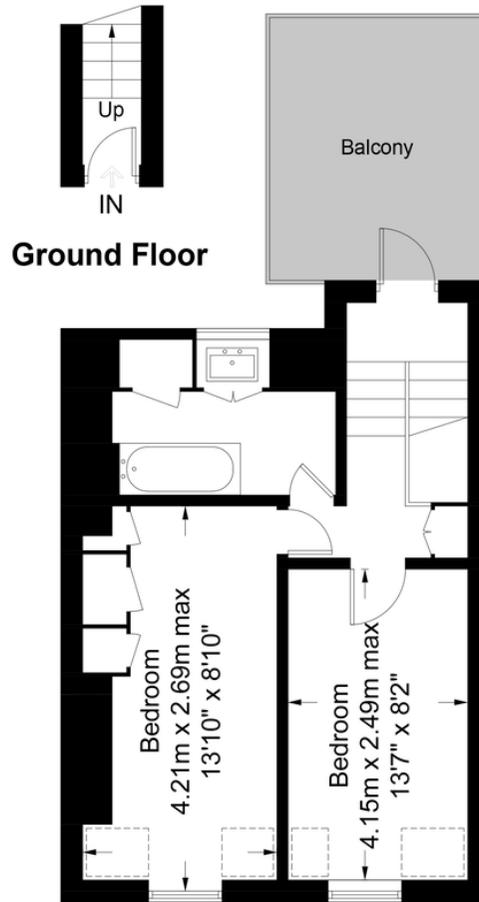
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 = Reduced headroom below 1.5m / 5'0"



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London N5 2XE

T (0)20 7354 9111

Stroud Green Office

167 Stroud Green Road
London N4 3PZ

T (0)20 7281 2000

General Contact

E info@davidandrew.co.uk

W www.davidandrew.co.uk



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. (ID1042089)

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Agent's Note:

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