



Albany Road, N4 4RR

Guide Price £500,000
Share of Freehold



Albany Road N4 4RR

Chain free sale Attractive two double bedroom conversion arranged over the first floor of this handsome period property.

A shared and well-maintained communal entrance leads to the first-floor apartment door, the internal hallway showcases beautiful original Victorian doors.

At the front, a separate kitchen breakfast room with a range of wall and base units and a practical tiled splash back. Tall windows provide great natural light and a view along Quernmore Road. There's plumbing in situ for a washing machine, space for electric oven, gas hob and extractor hood. To one corner a large Integrated fridge freezer.

Next door, the first of the well-proportioned double bedrooms, the layout is versatile and ideal for sharers or perhaps if you intend to rent a second room. Again, tall windows accentuate the view of attractive architecture along this desirable road.

Moving on a white three-piece bathroom suite, the bath is complete with mixer tap, shower attachment and screen, a mosaic tiled splash back adds contrast. The bathroom benefits from the high ceiling also featuring coving and extractor fan.

At the rear a comfortable reception space, a cast iron feature fireplace creates a great focal point and a casement window highlights one of our favourite aspect a beautiful lush green outlook over neighbouring gardens.

Last but not least the second double bedroom, stairs lead down to a lower level adding further interest, a simple quiet space with an enjoyable outlook.

Albany Road is a highly sought after turning, a tranquil location with great looking properties. The well-regarded St Aidan's primary school is close by (Ofsted outstanding). Harringay and Finsbury Park Stations are easily accessible with direct links into the city. A host of excellent restaurants, coffee bars and shopping facilities can be found in both Crouch End & Stroud Green.

Chain free sale | Share of freehold | Long underlying lease | Two double bedrooms
| Separate kitchen & reception | 632 sq ft 58.7 sq m | Desirable location | Beautiful architecture | Enjoyable green and leafy outlook | Well maintained | Period Features | Well-proportioned bedrooms | Ideal for shares | Tranquil location set back from the hustle and bustle | Great schools nearby | Easy access to the city |



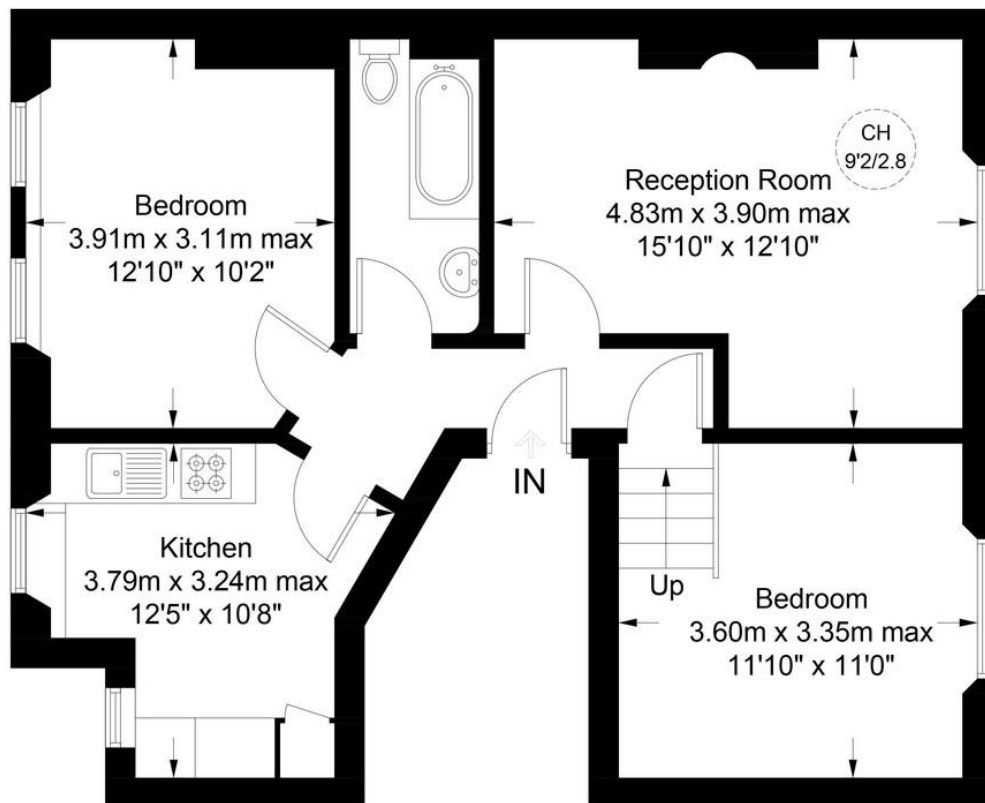




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Approximate Gross Internal Area
632 sq ft / 58.7 sq m

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FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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. (ID960629)

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