



Searle Place, N4 3AZ

Guide Price £360,000  
Leasehold





# Searle Place N4

Introducing this wonderful one-bedroom maisonette, boasting an impressive 529 SQ FT/ 49.2 SQ M of internal living space, located in the heart of Stroud Green N4; a perfect first home or rental investment.

Arranged over the top floors of a well-maintained purpose-built property, accessed via an external stairway leading to your own entrance on the first floor. Upon entering, you'll find a welcoming entrance area that includes convenient understairs storage. Stairs lead to the top floor landing, providing a central hallway to all rooms. To the rear, a three-piece bathroom suite with shower/bath combination and large, frosted window, ensuring privacy and natural light. Next door, a spacious bedroom with ample space for a double bed and additional pieces of furniture, two large windows provide an abundance of natural light and pretty views.

To the front of the property, a large reception room awaits; the practical layout allows for plenty of space for both living and dining whilst wide windows not only provide fantastic natural light, but also offer views of the leafy surroundings. Thoughtfully fitted shelving in the alcoves and a storage cupboard add a touch of practicality.

Connected to the reception room, a compact yet functional kitchen; a range of wall and base units provide ample storage and space for essential appliances. Wooden work surfaces add warmth to the space and the room further benefits from a window overlooking the leafy grounds.

Situated just off Tollington Park, nestled into a quiet and residential turning, the property is located in the heart of the Stroud Green area. An abundance of restaurants, bakeries, bars, and shops are right on your doorstep and Finsbury Park station (Piccadilly & Victoria lines, National Rail and Thameslink services) and Crouch Hill Overground are only a short stroll away, offering fantastic transport links into the City and surrounding areas.

Don't miss the opportunity to make this charming property your new home!

Chain free sale | One-bedroom, split level maisonette | 529 SQ FT/ 49.2 SQ M | Comfortable double bedroom | Large reception room with separated kitchen | Three-piece bathroom suite | Fantastic proportions throughout | Fantastic storage | Double glazed throughout | Convenient, yet quiet location |

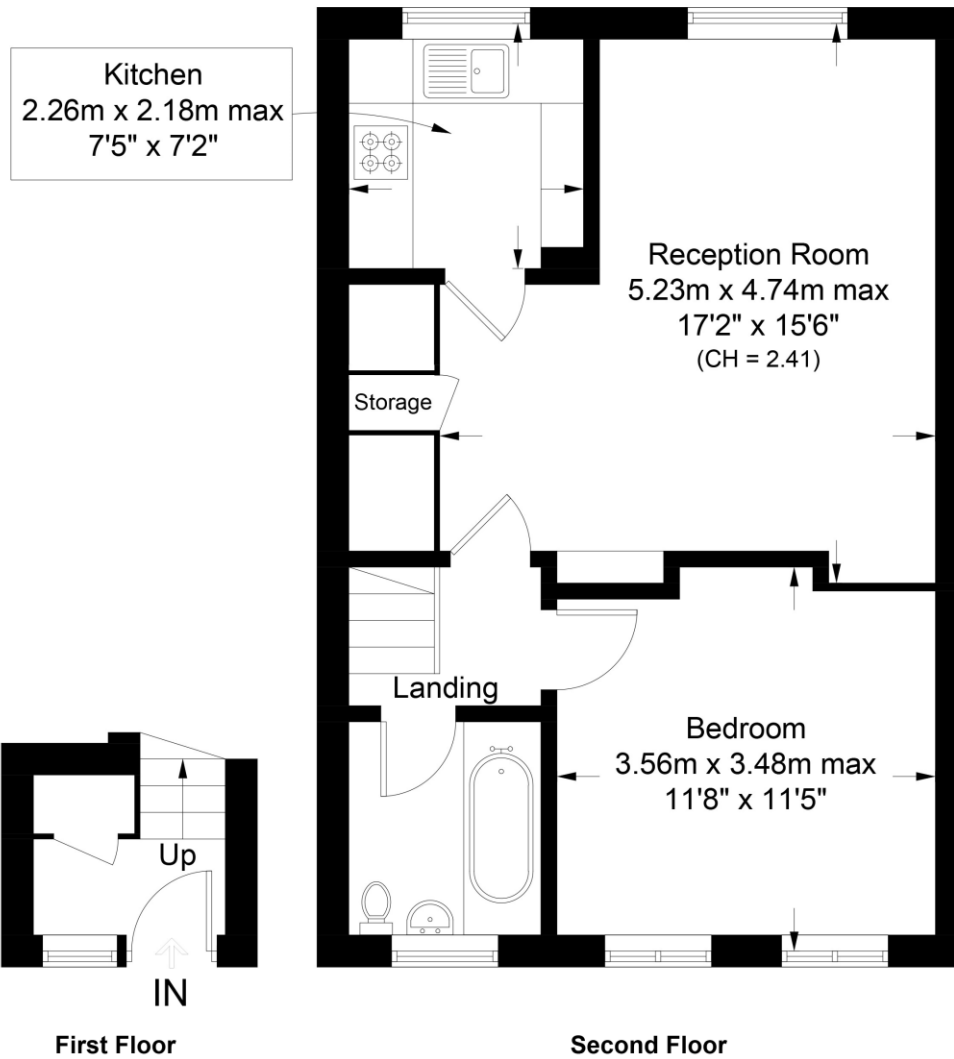






## Searle Place, N4

Approximate Gross Internal Area = 529 sq ft / 49.2 sq m



**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. (ID1028658)

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# DAVID ANDREW

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
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.

