



Florence Road, N4 4DL

Guide Price £800,000
Share of Freehold



Located on a quiet tree-lined side street in Finsbury Park is this exceptional two-bedroom extended garden flat. Arranged over the ground floor within this characterful Victorian property, characterised by its clean lines of the design and Scandinavian-inspired interior.

Greeted by a recently revamped communal front garden and internal hallway providing the first hints of what lies in store. Internally, a well-balanced central hallway showcases the attractive wooden flooring which runs principally throughout the entire apartment adding a real sense of cohesion.

To the front, a grand main bedroom with impressive ceiling height and a large bay window, complete with modern shutters and white column radiators below. There is ample space for a king-size bed and storage of your choosing. Next door is a stylish bathroom suite, featuring full sized shower bath combination, inset WC, floating wash hand basin, and large heated towel rail.

Moving on to a secondary bedroom, thoughtfully designed to allow space for a comfortable double bed, benefitting from a bespoke in-built wardrobe incorporating a pull-down clothes rail to maximise storage. A large window overlooks the rear courtyard accessed via the kitchen.

At the rear of this fine home is our favourite aspect; an exquisite open-plan living space showcasing a wonderful full width extension. The well-considered layout provides a large dining and relaxing seating area, the modern well equipped kitchen features Neff and Bosch appliances, a wine fridge, and a practical breakfast bar.

Crisp plasterwork, wooden flooring, and acres of glass perfectly frame the green and leafy outlook and endless sky views. Blessed with a highly desirable location directly backing onto the Parkland Walk Nature Reserve you will benefit from a tranquil private rear garden that is best described as a woodland view. Triple glazed bi-fold doors lead onto a pleasant patio, the garden is mainly laid out lawn with flowerbed borders with modern slatted fencing, creating the perfect space to forget you are in the hustle and bustle of busy North London.

Other advantages include a useful cellar providing great storage space and smart home features such as Nest thermostat and Hue lighting. Offered to the market chain free with a share of the Freehold and a 997-year unexpired lease.

Florence Road is a sought-after residential turning, tucked away for peace and quiet yet extremely convenient, a location perfectly placed to take full advantage of a growing selection of bars, restaurants, and coffee shops. Finsbury Park station provides access to the Victoria and Piccadilly lines and National Rail links. The Parkland Walk Nature Reserve and Finsbury Park are all close by. Don't forget to check out the new City North development with M&S Foodhall, Theatre and Picturehouse cinema all on your doorstep.

Chain free sale | Share of Freehold | Desirable location | Ground floor | Two double bedrooms | Architecturally reconfigured and extended | Private rear garden | Backing on to the Parkland Walk Nature Reserve | Immaculate condition | Convenient for transport and amenities | Contemporary design with Scandi styling | Great storage | 841 SQ FT/ 78.1 SQ M





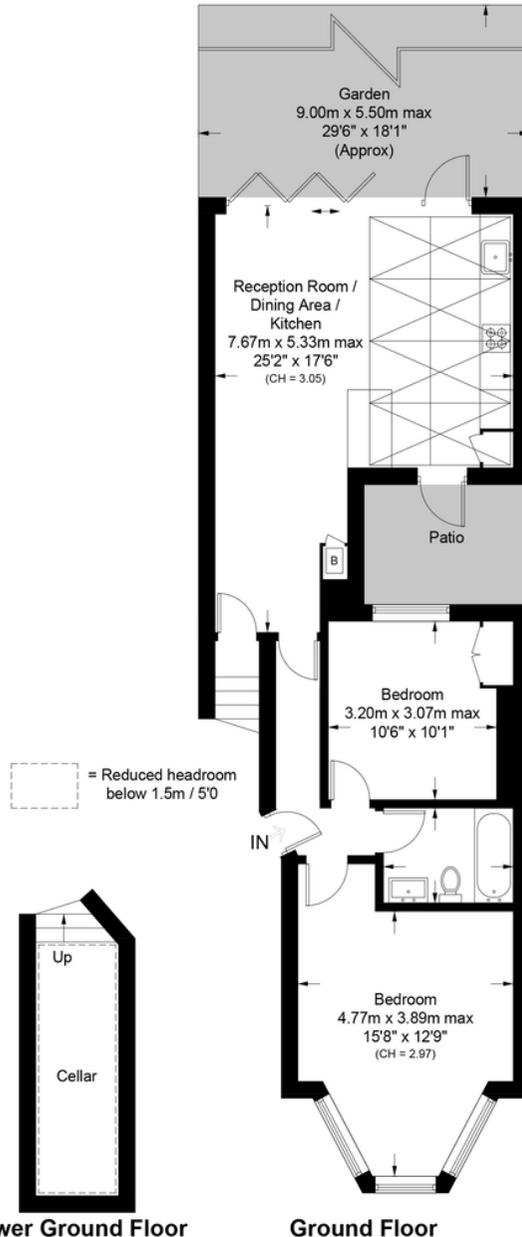


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Approximate Gross Internal Area = 768 sq ft / 71.3 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 73 sq ft / 6.8 sq m
Total = 841 sq ft / 78.1 sq m

DAVID ANDREW

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Lower Ground Floor

Ground Floor

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. (ID1059720)



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | 66 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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.

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



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