



Charteris Road, N4 3AB

Guide Price £825,000
Leasehold



Charteris Road N4 3AB

Welcome to Charteris Road, N4! We are delighted to present this impressive Victorian conversion, offering three double bedrooms and a private section of garden.

This property boasts a generous 1292 ft.²/120 m² of light and spacious internal living space, presented in fabulous condition. Access is via a ground-floor communal entrance shared between two flats, with stairs leading to the first floor. Upon entering, you'll find a very large split-level hallway that accentuates the spacious feel of the home.

The flat features a practical guest WC and an unusually large kitchen diner, perfect for entertaining. The kitchen boasts a combination of shaker-style units, chunky wooden work surfaces, wall-mounted shelving, and a stylish tiled splashback. Herringbone-style flooring and a bespoke handcrafted dresser add personality to the space. The kitchen also provides direct access to the garden, which is wonderfully secluded and lush green, with a large wooden deck patio, storage shed, and an ideal spot for a barbecue.

At the front of the property, the reception space is wonderfully light and airy, with two large sash windows and further handcrafted cabinetry adding great interest.

Moving up to the second floor, you'll find the first of the double bedrooms, currently used as a nursery, with a view over neighbouring gardens. The main bedroom, located at the front, features wooden floors, large windows, and beautiful cabinetry, creating a calm atmosphere.

On the top floor, Velux windows create a wonderful line of sight, cleverly maximising the space. The landing offers a useful storage cupboard, and at the rear, there is a large stylish bathroom complete with a double walk-in shower, WC, wash hand basin and roll-top bath. At the front, the last of the bedrooms utilises the eaves space, providing ample room for a double bed, work-from-home space, and additional shelving.

Charteris Road offers residents a vibrant urban lifestyle with convenient access to amenities, and parks, with excellent transport links on your doorstep. Enjoy a diverse culinary scene, cultural attractions, and a bustling high road. The area boasts excellent schools and green spaces, ideal for families and professionals seeking a dynamic yet peaceful environment.

This property offers a perfect blend of character, charm, and modern convenience, making it a wonderful place to call home.





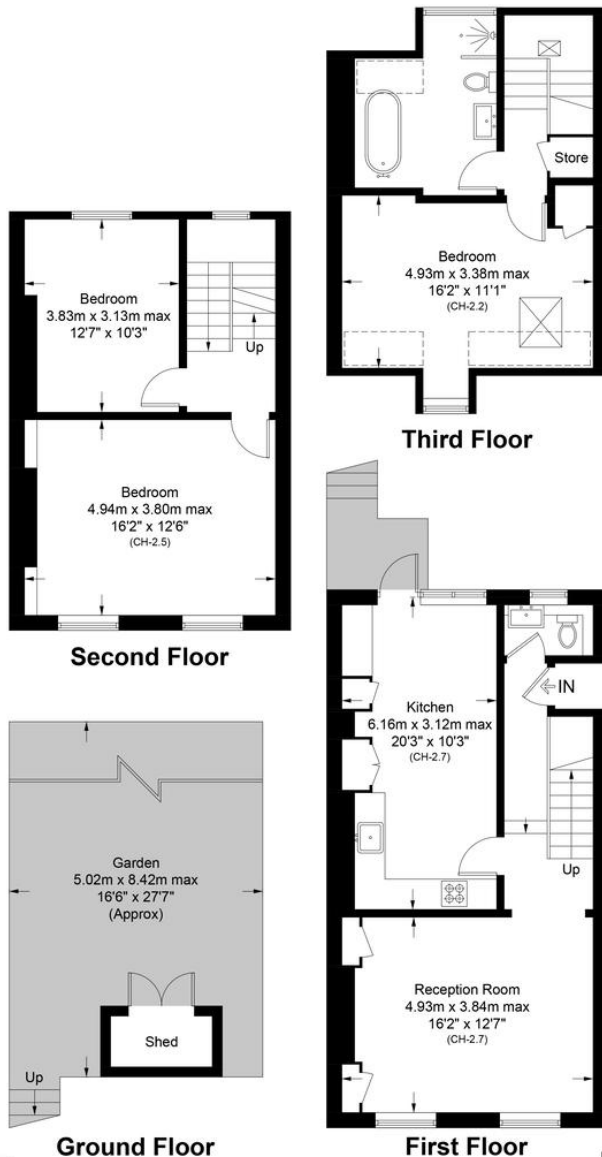


Charteris Road, N4

Approximate Gross Internal Area = 1251 sq ft / 116.2 sq m
Reduced Headroom = 41 sq ft / 3.8 sq m
Total = 1292 sq ft / 120.0 sq m
(Excluding Shed)

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your most valuable asset



- 1292 sq ft / 120 sq m
- Victorian Conversion
- Arranged over upper three floors
- Large kitchen diner
- Spacious reception
- Stylish family-size bathroom
- Landscaped seduced garden
- Popular & Convenient location

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 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.



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. (ID1081274)

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