



Regina Road, N4 3PT

Guide Price £800,000  
Share of Freehold





# Regina Road N4

Nestled within a charming Victorian conversion, we are pleased to present this stunning, split-level, three-bedroom flat in the heart of Stroud Green N4.

Spanning an impressive 1,087 sq. ft. (101 sq. m.), this home has been thoughtfully refurbished by the current owners to showcase its period features alongside contemporary upgrades.

Entering through a communal hallway, shared with just one other flat, stairs lead up to the expansive reception room; a welcoming space offering ample room for living and dining areas. The space is further enhanced by bespoke shelving in the alcoves, a beautifully tiled cast-iron fireplace, and an understairs cupboard for added storage.

The reception room flows seamlessly into a cleverly designed kitchen, flooded with natural light from large windows and featuring high-end cabinetry maximising storage and space for all essential appliances. French doors open onto a private balcony, with stairs leading down to your section of a southwest-facing garden. Designed for low maintenance, this leafy outdoor space features custom-built seating, raised planters, and ample room for entertaining friends and family.

Back inside, stairs lead up to the top floor where you'll find three double bedrooms. Two of the bedrooms feature custom-built storage solutions, while the third is currently set up as a home office and gym, easily convertible into a guest room or nursery to suit a variety of needs and a growing family. You'll also find a modern family bathroom featuring a shower-bath combination, sink vanity storage above and below, low-level WC, and space for a washer and dryer. For added convenience, an additional WC is located just next door.

Situated on the peaceful and sought-after Regina Road, this home provides a friendly, residential atmosphere, yet remains a short walk from Stroud Green's vibrant amenities, including supermarkets, charming pubs, lively bars, and a diverse selection of restaurants. Commuters will appreciate the proximity to Finsbury Park Station (serving Piccadilly & Victoria lines, National Rail, and Thameslink) and Crouch Hill Overground, along with numerous bus routes. Nature enthusiasts will enjoy the nearby green spaces of Wray Crescent, Finsbury Park, as well as the popular nature reserve Parkland Walk.

Share of Freehold | Three double bedrooms | Private garden | Lovingly refurbished by current owners | Stunning reception space | Modern kitchen | Family bathroom + additional WC | Great storage throughout | Convenient, yet quiet location | 1087 SQ FT - 101 SQM |









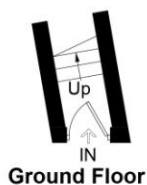
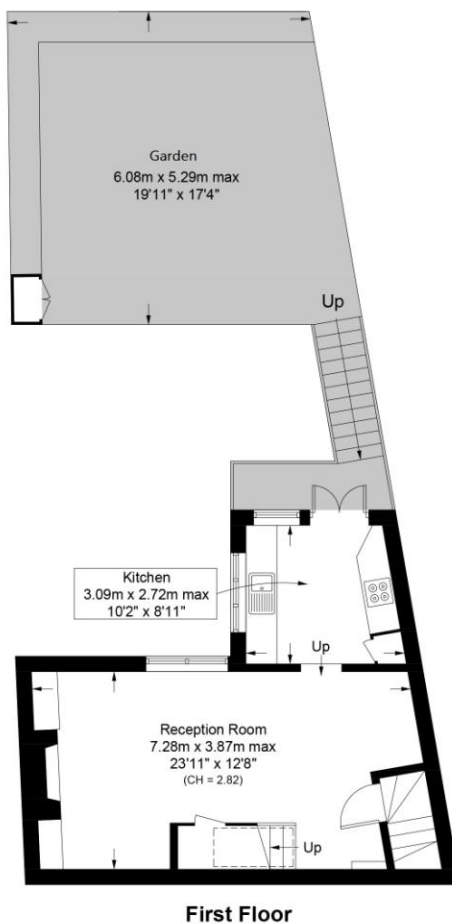
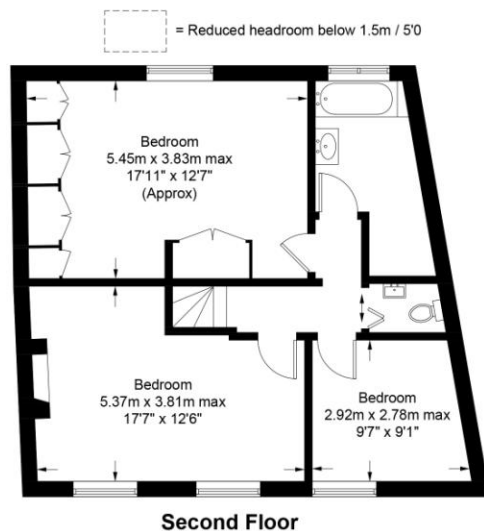


## Regina Road, N4

Approximate Gross Internal Area = 1073 sq ft / 99.7 sq m  
(Excluding Reduced Headroom / External Cupboard)

Reduced Headroom = 14 sq ft / 1.3 sq m

Total = 1087 sq ft / 101.0 sq m



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



#### 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. (ID1142530)

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