



Total Area: 82.5 m² ... 888 ft² (excluding cellar)
All measurements are approximate and for display purposes only.

Bedroom
13'11" x 12'4"

Ensuite
6'11" x 5'6"

Bedroom
12'4" x 10'0"

Shower Room

Reception Room
19'9" x 12'0"

Kitchen
18'11" x 6'3"

Cellar
26'6" x 5'11"

Garden
42'7"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	76	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



ALEXANDRA GROVE, FINSBURY PARK Offers In Excess Of £750,000 Share of Freehold 2 Bed Maisonette



Features:

- Two Bedroom Maisonette
- Two Bathrooms
- Beautifully Presented
- Private Garden
- Chain Free
- Cellar

Tucked away in a quiet residential street, this two bedroom, two bathroom ground floor apartment with its own garden is mere moments from the green space of Finsbury Park and ten minutes from the super-connected station. It's also within easy walking distance of lots of shops, amenities, and green spaces.

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IF YOU LIVED HERE...

You'd have an unusually large amount of space both inside and out, with 852 square feet of living space plus a 130 sq ft cellar and a 42 ft garden. Located on the ground floor of a large Victorian house, the apartment has its own front door and measures about 50 ft from front to back. It has a spacious reception room, separate kitchen, two double bedrooms and two bathrooms.

The huge living room (originally two rooms) is at the rear of the property, next to the kitchen. With glazed double doors that open into the garden and a large opening to the kitchen, it has an open plan feel and at almost 20 ft by 12 ft it divides easily into a dining area and lounge. Opening on to a private, well-established garden, it's an ideal place to relax or entertain.

The adjacent galley kitchen is flooded with natural light from a glazed roof and double doors at each end, and is lined with smart navy fitted floor cupboards with integrated appliances that provide abundant storage and worktop space. The doors open into

a courtyard at one end and the rear garden at the other. The garden has a paved terrace next to the back of the property and a lawn with a deep flowerbed and mature planting.

Both bedrooms are doubles and sit next to the two bathrooms. The main front bedroom is an elegant space; it has a large bay window with plantation shutters, and a ceiling rose and cornicing. The second double bedroom has a bespoke fitted wardrobe and fitted shelves, and overlooks the courtyard. Both bathrooms are fitted with a shower, washbasin console, and WC, and are decorated in pale neutral tones that complement the taupe walls of the bedrooms. This coherence imbues the washing and sleeping spaces with a sense of calm.

The apartment has the added bonus of a large cellar. Accessed from a door in the hallway, this measures 26'6" by 5'11".



WHAT ELSE?

- Tucked away between Green Lanes and the Seven Sisters Road, Alexandra Grove is a quiet cul de sac lined with grand Victorian villas just ten minutes from the centre of Finsbury Park with its many shops, cafes, and restaurants.
- Transport links are excellent. It's just a ten minute walk to the North London transport hub of Finsbury Park. This has a bus station and is on the Victoria and Piccadilly tube lines as well as the East Coast Main Line.
- You'll be living close to lots of great green spaces and leisure options. It's just a couple of minutes' walk to Finsbury Park, eight minutes to the Castle Climbing Centre and the West Reservoir (for open water swimming and sailing), ten minutes to Clissold Park, and fifteen to Woodberry Wetlands.

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