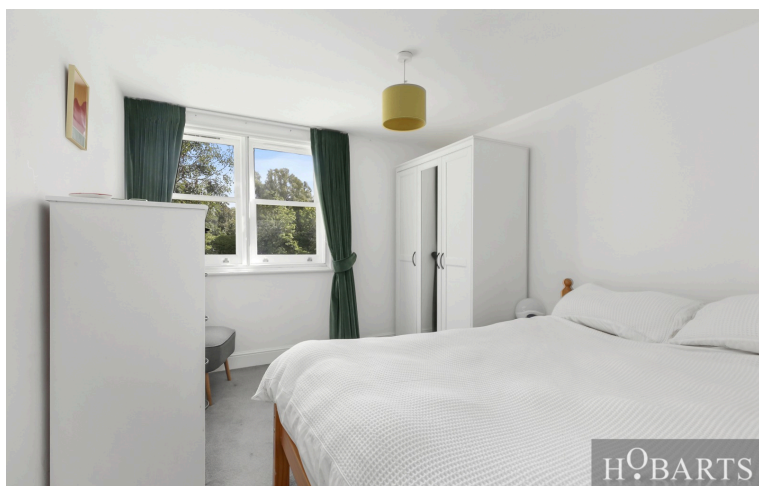


Tulip Place, Beatrice Road, N4 4AF

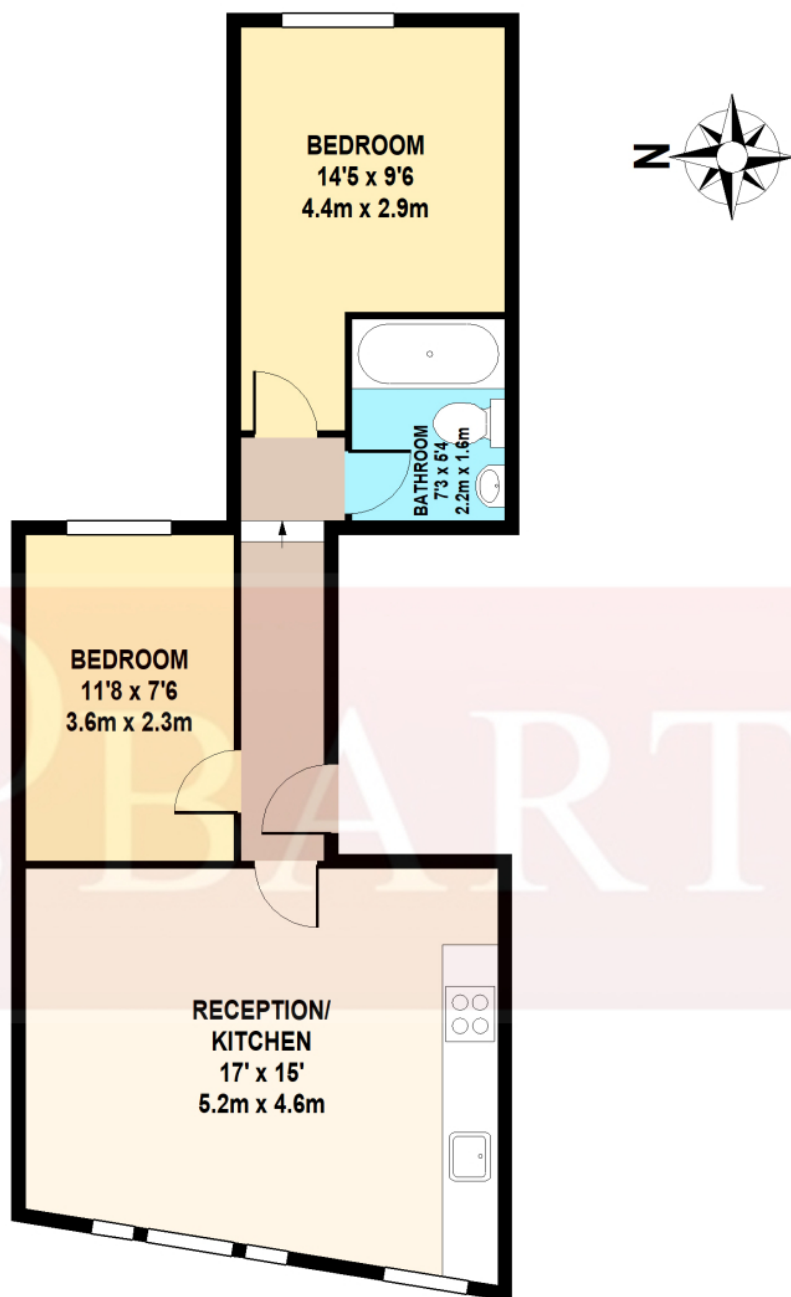
Asking Price £520,000

Hobarts are delighted to present this charming two-bedroom flat set within an attractive period style property. The home offers a bright and spacious open-plan living, kitchen and dining area, with a modern kitchen fitted only a few years ago. Accommodation includes one generous double bedroom, a versatile office/guest room, a sleek three-piece bathroom, and the added benefit of triple-glazed windows throughout. The property is offered as a share of freehold and comes chain free. Perfectly positioned in Stroud Green, the flat is just moments from one of the main entrances to Finsbury Park, within easy walking distance of Stroud Green High Street and Crouch End, and close to the popular Woodberry Wetlands reservoirs and Stoke Newington.

Hobarts Estate Agents
23 Ferme Park Road, Stroud Green, London, N4 4DS
stroudgreen@hobarts.co.uk
www.hobarts.co.uk
442083429000



- Open-plan living, kitchen & dining
- Double bedroom office/guest room
- Three-piece bathroom
- Chain free
- Close to Finsbury Park, Crouch End & High Street
- Modern kitchen
- Triple-glazed windows
- Share of freehold
- Stroud Green location



FIRST FLOOR

TULIP PLACE
TOTAL APPROX. FLOOR AREA 531 SQ.FT. (49 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure:

Share of Freehold

Ground rent:**Service Charges:****Local Authority:****Viewings:**

Strictly by appointment via
HOBARTS ESTATE AGENTS
442083429000

Contact:

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Green, London, N4 4DS

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rightmove

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Zoopla.co.uk

propertyfinder.com



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.