



**Blackstock Road, Finsbury Park, N4 2DL**

**welcome to**

## **Blackstock Road, Finsbury Park,**

Located in the heart of Finsbury Park, with its wonderful array of shops, restaurants, transport links and the Park, this spacious two-bedroom flat is located on the first floor of a character commercial building. Being available chain free, this could make a great first-time or investment purchase.

Located just off Seven Sisters Road, close to Finsbury Park and its adjacent Station, the flat is superbly situated for the wide selection of services provided locally whilst cafes and restaurants are also well covered, with a huge range in the renowned Blackstock Road restaurant district. Shopping is well catered for, from small local independents to large supermarkets such as Waitrose, Morrison's & Sainsbury within a mile at Holloway Road

Leisure facilities are extensive too, with local landmarks including the Arsenal Emirates Stadium & Finsbury Park which provides access to the Parkland Walk, a green route to Muswell Hill running through Crouch End & Highgate. The park runs to 110 acres and provides a mixture of open ground, formal gardens, avenues of mature trees and an arboretum, along with a lake, a children's play area, a cafe and an art exhibition space as well as an American football field, home to the London Blitz, and diamonds for softball and baseball, home to the London Mets. London Metropolitan University is also close by.

Alongside myriad bus routes, the area is well served by rail services at Finsbury Park (Piccadilly, Victoria & Great Northern) with further stations within approx 1/2 mile including Crouch Hill (Overground) & Arsenal (Piccadilly Line) providing excellent links into and around Central London, whilst Caledonian Road & Highbury & Islington, with the buzzing Upper Street Islington beyond, are only a mile away.

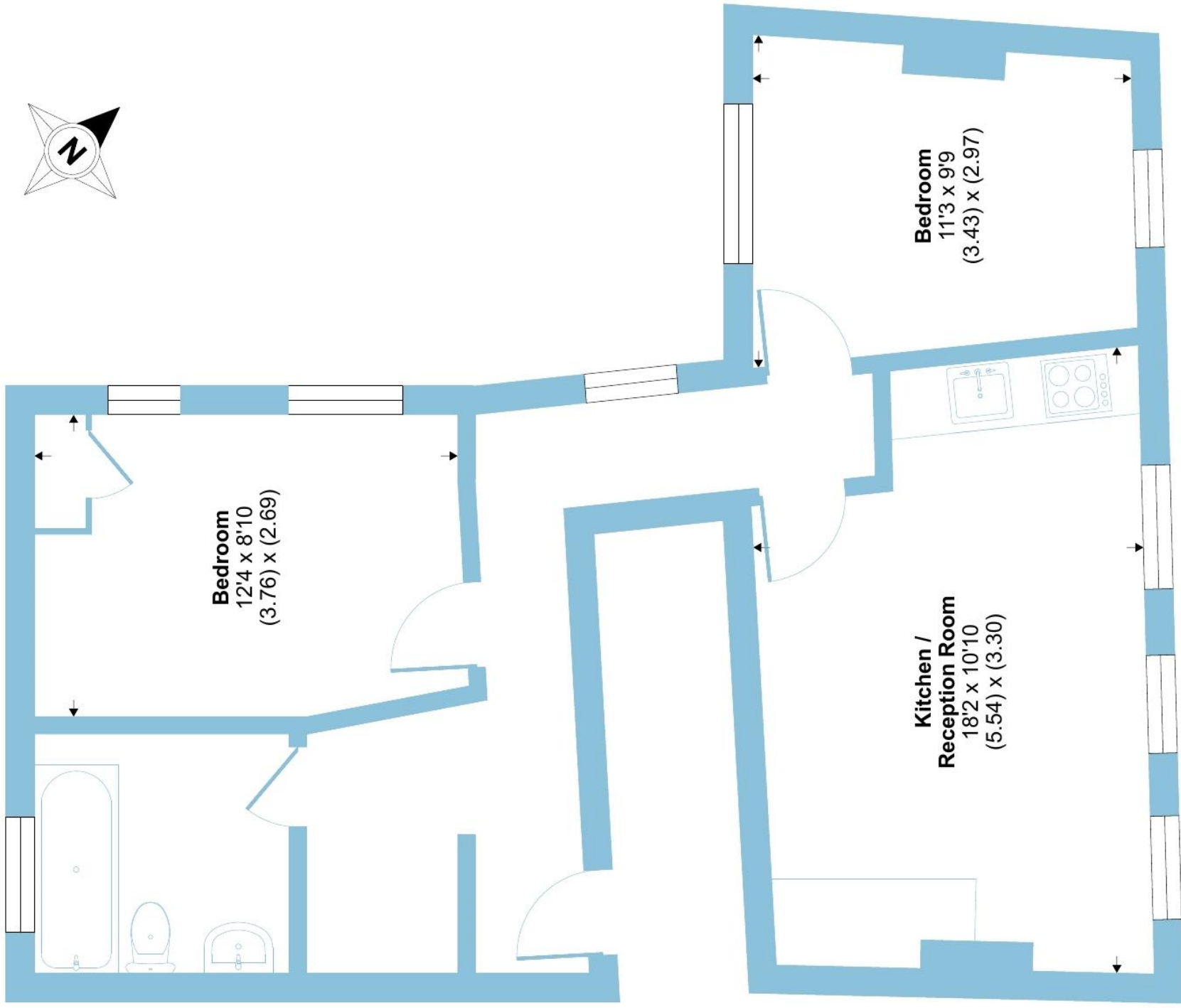




# Blackstock Road, London, N4

Approximate Area = 575 sq ft / 53.4 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022.  
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## **Blackstock Road, Finsbury Park,**

- Two Double Bedrooms
- Reception with Open Plan Kitchen
- Bathroom
- Excellent Transport Links
- Chain Free

Tenure: Leasehold

Service charge: £550pa

Council tax band: C

EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£380,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/MUH104866](https://barnardmarcus.co.uk/Property/MUH104866)



Property Ref:  
MUH104866 - 0006

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