



Alexandra Grove

Hackney, N4

Guide Price £2,000,000

A rare opportunity to acquire a characterful and substantial Victorian semi detached villa, bathed in natural light and featuring two out buildings, a large garage and off street parking, moments from Finsbury Park.

CHESTERTONS



Alexandra Grove

Hackney, N4

- Substantial Victorian villa
- Spanning almost 4,000 sqft
- Semi detached
- Requiring renovation
- Plenty of period features
- Two outbuildings
- Garage
- Off street parking

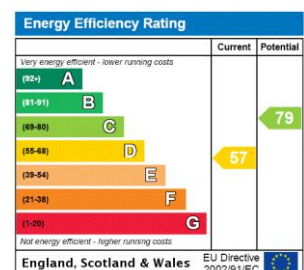


A rare opportunity to acquire a characterful and substantial (almost 4,000 sqft) Victorian semi detached villa, bathed in natural light and featuring two out buildings, a large garage and off street parking, moments from Finsbury Park, available for the first time in c. 60 years. The house is currently utilised as an HMO, but could be converted into one of the area's most impressive family homes, with vast accommodation that must be viewed to be appreciated, comprising; one of the largest entrance hallways that exists in the area, which provides access to two voluminous rooms, currently used as bedrooms but would make fabulous entertaining space, complete with ornate period details. The rear room provides access to a conservatory which leads to the exceptional "L" shaped rear garden complete with a storage/outhouse which could easily be converted to a home office. The kitchen/dining space is set at the rear of the ground floor which provides additional garden access. It should be noted that there is a large basement, which could be converted into a gym/cinema room, excellent storage or (STPP) could be converted into additional living space. A large garage also runs the entire length of the building, with the additional benefit of off street parking. The first floor houses four double bedrooms, a bathroom suite and an additional kitchen. The bedroom set above the garage enjoys a wonderful veranda. There is a double bedroom and bathroom suite set on the second floor. The house also has a large, currently undeveloped loft space. Alexandra Grove is nestled neatly between Seven Sisters Road and Green Lanes, providing superb access to the transport hub at Finsbury Park station, with national rail trains and two Underground lines (Victoria & Piccadilly). The property is also well located for access to the greenery of Finsbury Park and Clissold Park, the indoor climbing centre on Green Lanes, with the sailing club at the reservoir and the Woodberry Wetlands nature and wildlife reserve.

Tenure: Freehold

Local Authority: London Borough Of Hackney (Council Tax)

Council Tax Band F



Chestertons Islington Sales

327-329 Upper Street

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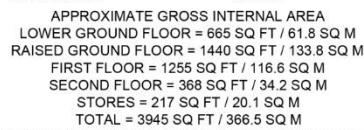
London

N1 2XQ

islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk



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