



Ambler Road

Finsbury Park, N4

Offers in excess of £1,800,000

A thoughtfully renovated and design led four bedroom, two bathroom Victorian family home, enjoying an exceptional garden, well located for access to the evolving Blackstock Road, Highbury Barn & Finsbury Park.



Ambler Road

Finsbury Park, N4

- Victorian family home
- Four bedrooms
- Two bathrooms
- Expertly renovated
- Superb storage in the large cellar, which runs the length and width of the hall way.
- Moments from the continually evolving Blackstock Road
- Well placed for access to Finsbury Park & Highbury Barn

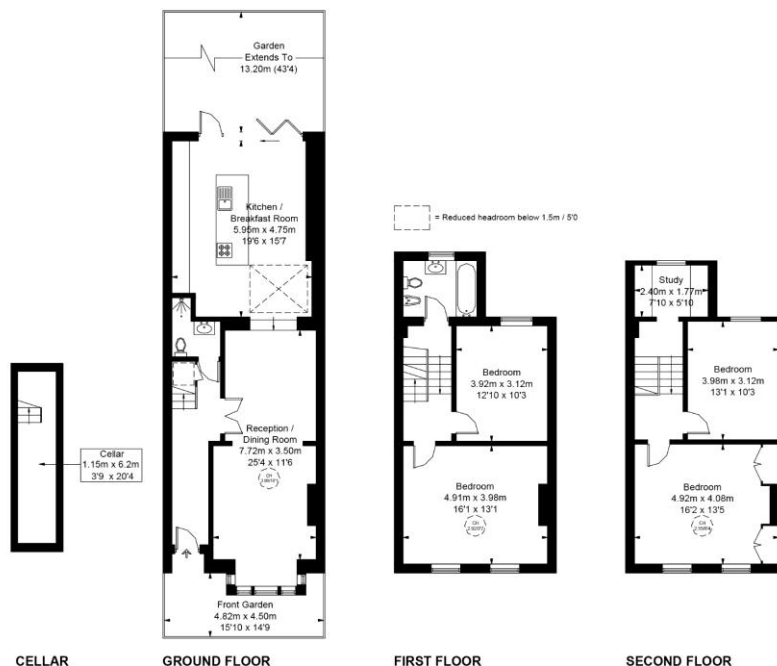


A thoughtfully renovated and design led four bedroom, two bathroom Victorian family home, enjoying an exceptional garden, well located for access to the evolving Blackstock Road, Highbury Barn & Finsbury Park. Accommodation is considered and generously proportioned comprising; a dual reception space which occupies the ground floor, bathed in natural light courtesy of the high ceilings and complete with ornate period details which include a large ceiling rose and detailed coving and marble fireplace. The kitchen/dining room is housed at the rear of this level, seamlessly blending modern design with original architecture, with a real focus on detail, mainly the ceiling height created, with the landscaped garden accessed via the bi-folding doors, further benefitting from an electric awning covering the seating area to enjoy the space all year round. It should be noted there is also a shower room, with W.C on the ground floor. The large principal bedroom occupies the front of the first floor, featuring a fireplace, ceiling rose and coving. There is an additional double bedroom situated behind, with the family bathroom complete with marble tiles, set on the lower split level. There are another two double bedrooms set on the top floor, with a cleverly designed study occupying the upper split level. It should be noted there is scope to further extend/improve (STPP) by creating an additional floor.

Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: Islington
Council Tax Band: G

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 748 SQ FT / 69.5 SQ M (EXCLUDING REDUCED HEADROOM)
 FIRST FLOOR = 483 SQ FT / 44.9 SQ M
 SECOND FLOOR = 483 SQ FT / 44.9 SQ M
 REDUCED HEADROOM = 8 SQ FT / 0.7 SQ M
 CELLAR = 76 SQ FT / 7.1 SQ M
 TOTAL = 1798 SQ FT / 167.1 SQ M

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. (ID1002150)

