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**Wilberforce Road, London N4**

**£700,000** FOR SALE

Flat - Conversion

3 1 1



# Wilberforce Road, London N4

**£700,000**

## Description

CHAIN FREE. A large split-level three bedroom converted flat, located on Wilberforce Road in Finsbury Park N4. The property offers 780 sq.ft of living space and comprises; a large reception room with original wood flooring, an open-plan modern integrated kitchen diner, two generously sized double bedrooms, additional single bedroom (functioning as an office space) and a fully-tiled bathroom with both bath and shower facilities. The property offers an abundance of natural light throughout, pre-installed solar panels and comes with the added bonus of a large PRIVATE TERRACE.

Excellently located within close proximity to Finsbury Park - being walking distance to the station (interchange for train and tube access Piccadilly Line), and central London bus links. The large green spaces of Finsbury Park are easily accessible (which is often used for music concerts, events, and festivals). Other popular spots such as Crouch End and Archway are also easy to reach.

## Key Features

<b>Tenure</b>	Leasehold - Share of Freehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Hackney
<b>Council Tax</b>	C



## Floorplan

### Wilberforce Road, N4

Approx. Gross Internal Area 779 Sq Ft - 72.37 Sq M  
Approx. Gross Terrace Area 65 Sq Ft - 6.04 Sq M  
Approx. Gross Eaves/ Restricted Height Area 226 Sq Ft - 21.00 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
lpaplus.com

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.