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Quernmore Road, N4

£325,000 FOR SALE

Flat - Conversion

1 1 1



Quernmore Road, N4

£325,000

Description

A bright and well-presented chain-free one-bedroom converted flat, set on the mid-floor of an attractive period building in the highly desirable N4 area. Offering a blend of character and modern comfort, this home is ideally positioned for the vibrant amenities and excellent transport links of Stroud Green and Finsbury Park—perfect for first-time buyers or investors.

Key Features
Chain-free one-bedroom converted flat

Mid-floor position within an attractive period building

Key Features

Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	
Council Tax	

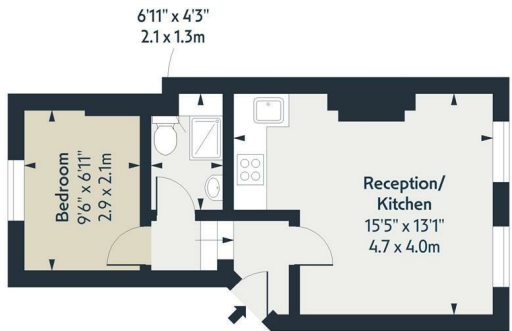


Floorplan

Quernmore Road, N4

Approx. Gross Internal Area 317 Sq Ft - 29.45 Sq M

Philip
Alexander



First Floor
Floor Area 317 Sq Ft - 29.45 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.

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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.