



Ambler Road, N4 2QR

£1,200,000  
Freehold





# Ambler Road

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Freehold

A mid-terraced four bedroom, Victorian home in need of modernisation throughout, with 1679sqft/156.0sqm of internal space. Arranged over two floors, the ground floor comprises of a reception room, rear bedroom and second reception room leading on to a kitchen area, with doors opening out to a south west facing garden. Upstairs offers a generous master bedroom, with two further bedrooms and a family bathrooms Ambler Road is a quiet road in close proximity to the amenities of Highbury, within catchment of outstanding primary schools. Served by excellent transport links via Arsenal tube station, plus the Victoria Line, Overground, National Rail at Finsbury Park.

- Four Bedroom House
- South-west Facing Private Garden
- In Need of Modernisation
- 1679sqft/156.0sqm
- Epc Rating D
- Great Location
- Mins Walk to Highbury Barn
- Great School Catchment Area









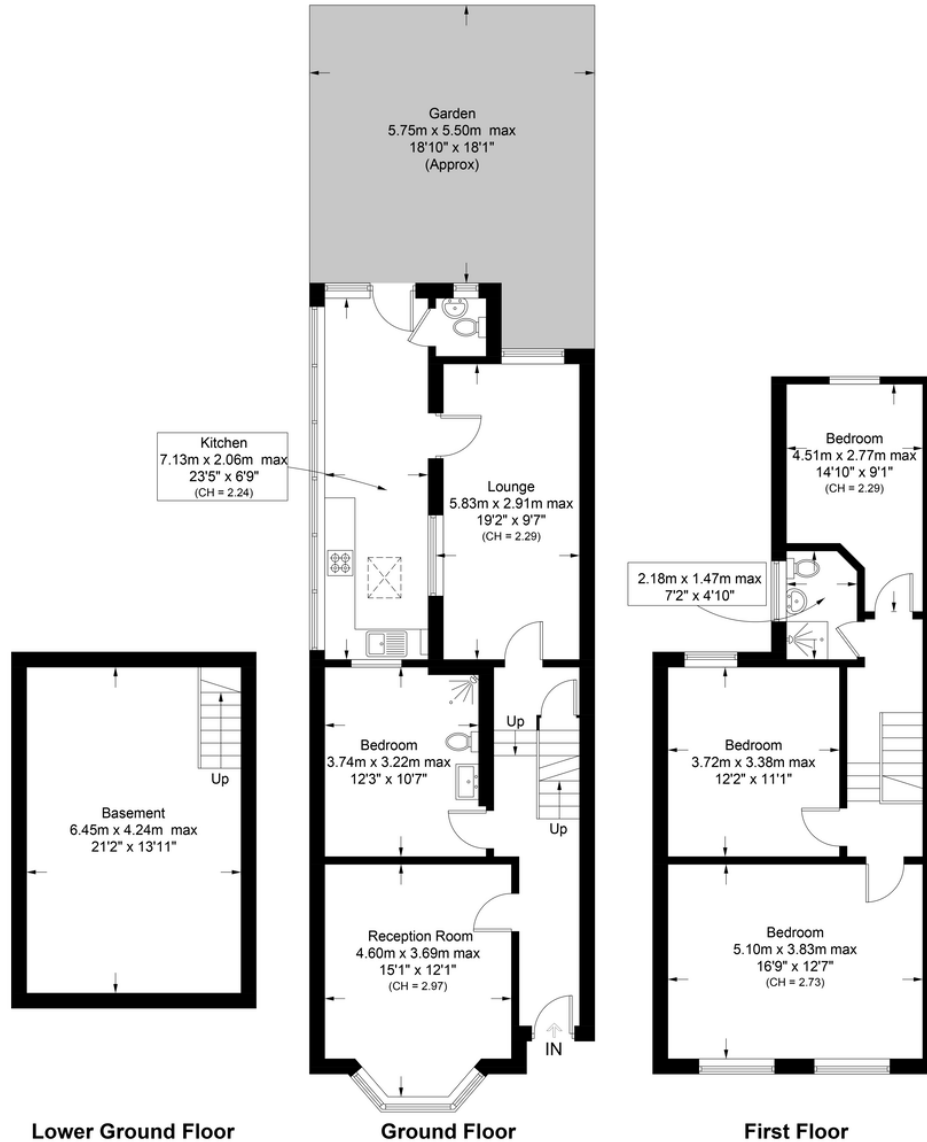


# Ambler Road, N4

Approximate Gross Internal Area = 1679 sq ft / 156.0 sq m

# DAVID ANDREW

your most valuable asset



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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General Contact

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Lower Ground Floor

Ground Floor

First Floor

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. (ID1095994)

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### Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.



Certified Property Measurer