



Somerfield Road, N4 2JJ

Offers In Excess Of £680,000
Share of Freehold



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A spacious and stylish two bedroom apartment, situated on the top floors of an attractive period conversion. with lots of natural light and 1015.68sqft/94.36sqm internal living space. The property benefits from a contemporary and modern finish throughout and is presented well throughout. Arranged over three levels, the apartment also benefits from a large bright reception room with good size separate kitchen and mod cons, an additional study/ bedroom three and a family bathroom. Somerfield Road is a desirable location, close to shops and cafes, a few minutes walk to Clissold Park, the castle climbing wall and west reservoir, and the pleasant green spaces of Finsbury Park, Highbury and Woodberry Wetlands. Served by Zone 2 Victoria/Piccadilly lines (Arsenal and Finsbury Park), Overground & National Rail & regular local bus routes.

- Three Bedrooms
- Share of Freehold
- Private Terrace
- 1015.68sqft/94.36sqm
- Epc Rating D
- Close to Clissold Park
- Great Location
- Good Transport Links







GROSS INTERNAL AREA (GIA)
The footprint of the property
94.36 sqm / 1015.68 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
75.28 sqm / 810.31 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
7.27 sqm / 78.25 sqft

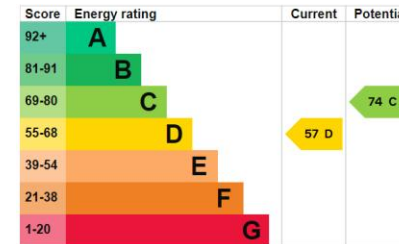
RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
9.16 sqm / 98.60 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 95.51 sqm / 1028.06 sqft
IPMS 3C RESIDENTIAL 91.74 sqm / 987.48 sqft

spec id: 62d92cd15538dd0dd87fa3d8



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Agent's Note:

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