



Wilberforce Road, London, N4 2SP
£1,100,000

**DAVID
ANDREW**

your
most
valuable
asset

Wilberforce Road, N4 2SP

Introducing a beautifully designed and spacious garden flat located in a prime location. This exquisite property features three generously sized double bedrooms, two bathrooms, and an inviting open-plan modern kitchen that leads to the garden. The beautifully landscaped garden includes an insulated outbuilding—ideal for a home gym or entertainment space. Impeccably presented and designed for modern living, this exceptional home is ready to move into.

Wilberforce Road is a desirable and quiet street close to the shops, cafes and bars of Finsbury Park, Highbury and Stoke Newington. Clissold Park, Gillespie Reserve & Woodberry Wetlands are all within a short walk. The property is incredibly well connected, with Victoria/Piccadilly Underground (Arsenal & Finsbury Park) Overground, National Rail services and regular bus services all on your doorstep.

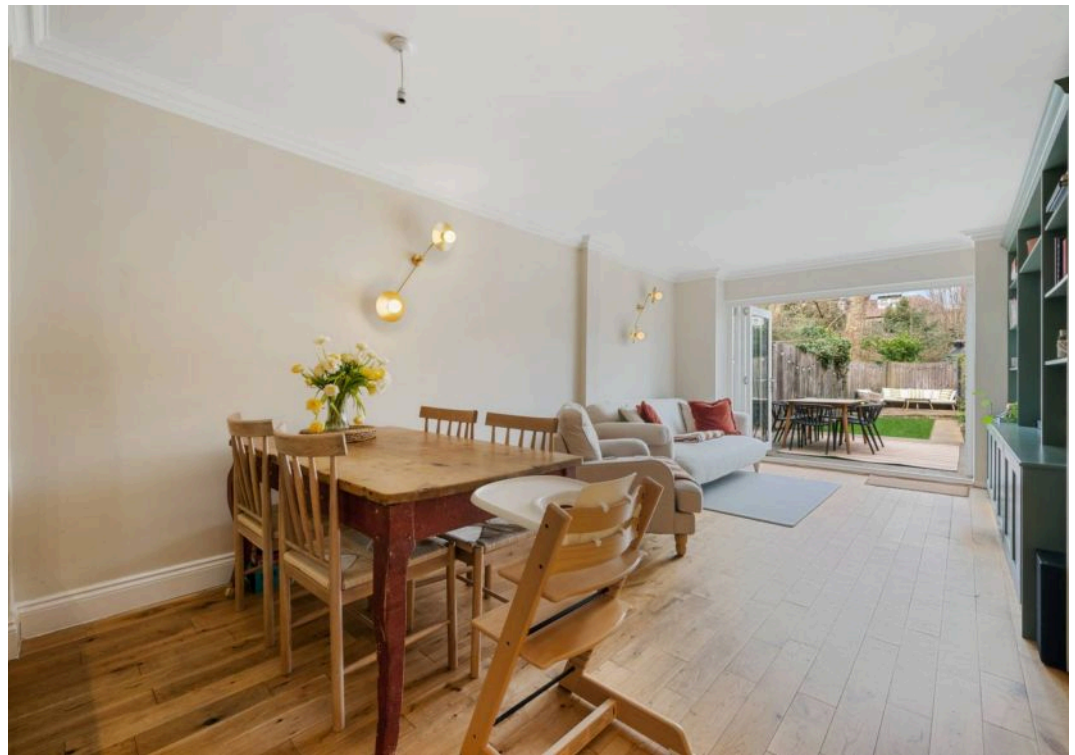
Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- 1138sqft/105.8sqm including out building
- Victorian Conversion
- Three Double Bedrooms
- Two Bathrooms
- Very Well Presented
- Share of Freehold
- Private Garden











Wilberforce Road, N4

Approximate Gross Internal Area = 970 sq ft / 90.1 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 7 sq ft / 0.7 sq m
Outbuilding = 161 sq ft / 15.0 sq m
Total = 1138 sq ft / 105.8 sq m

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= Reduced headroom below 1.5m / 5'0"



Ground Floor

scan to book
a viewing



**Certified
Property
Measurer**

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. (ID1178548)

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has been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own d those of professional s. David Andrew Estates bility for any error contained

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safeagent