



Perkyn House, Seven Sisters Road, London, N4 2HT
£560,000

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Introducing a stunning two bedroom flat spanning 708 sq ft on the second floor of this modern boutique development. Both spacious and bright, the flat offers unobstructed park views from every aspect, complimented by the large triple glazed windows ensuring a peaceful home environment. Enjoy a spacious and fully integrated kitchen that opens up to the living area and private balcony. Both bedrooms are wonderfully spacious, and the bathroom is fresh and modern, with a bathtub. Uniquely this development, has access to an incredible and large rooftop, perfect for entertaining larger number of guests or enjoying peaceful sunset moments with friends and family. Secure Bike storage and Lift Access is also available for residents.

The flat is brilliantly located for those seeking transport connectivity via Finsbury Park station, offering Victoria Line, Piccadilly Line and National Rail connections only a 9 minute walk away. Additionally those who seek an active lifestyle will appreciate the close proximity to the park, Tennis Courts, Climbing Castle, local gyms and the Woodberry Wetlands within minutes walk.

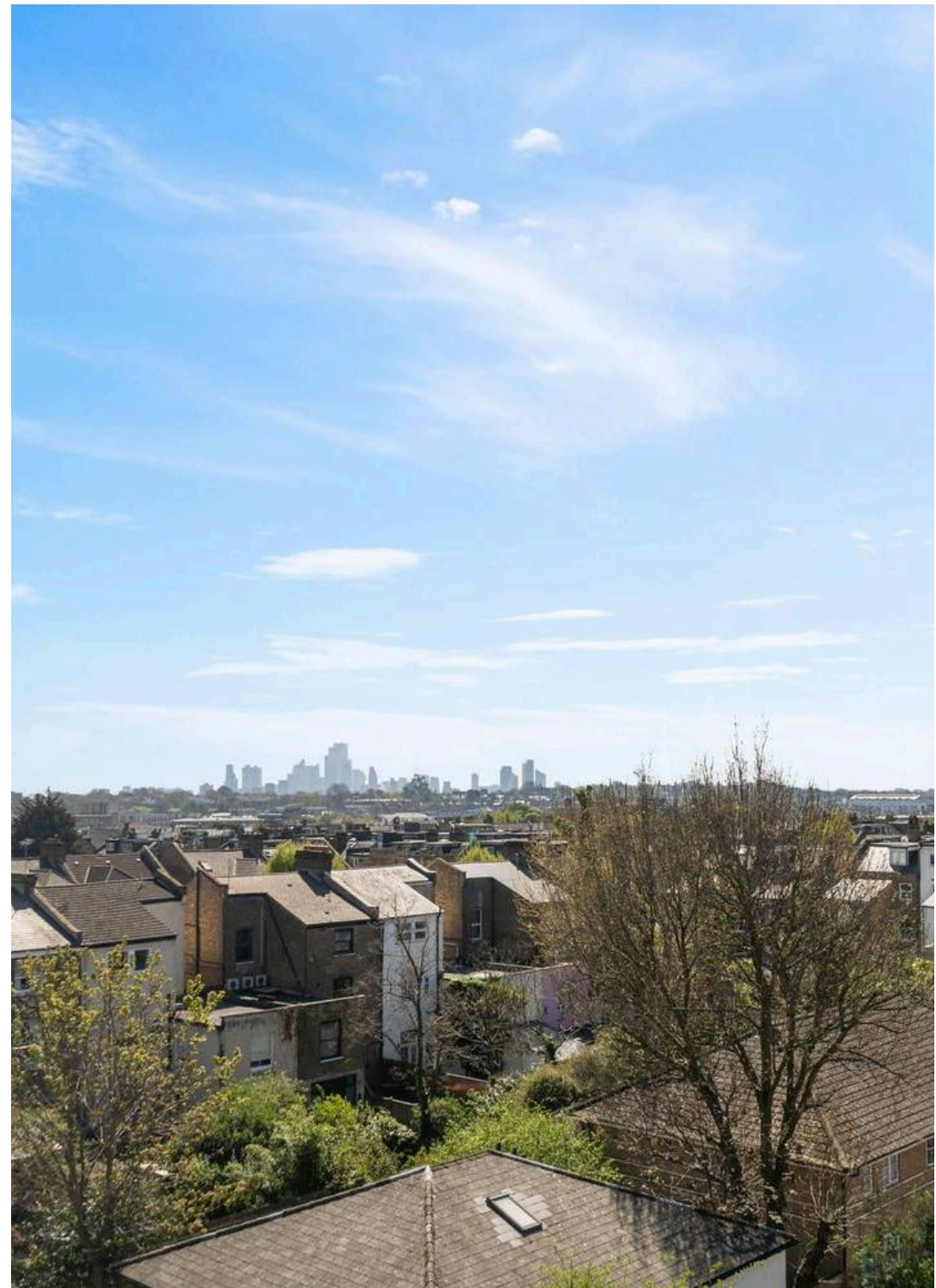
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Spacious and Bright Living Room
- Two Double Bedrooms
- Private Balcony + Access to large rooftop
- Open Plan Kitchen w. Integrated Appliances
- Triple Glazed Windows
- Peaceful and green outlook to the park
- Modern Bathroom
- Secure Bike Storage and Lift Access
- Service Charge: £2004 p.a









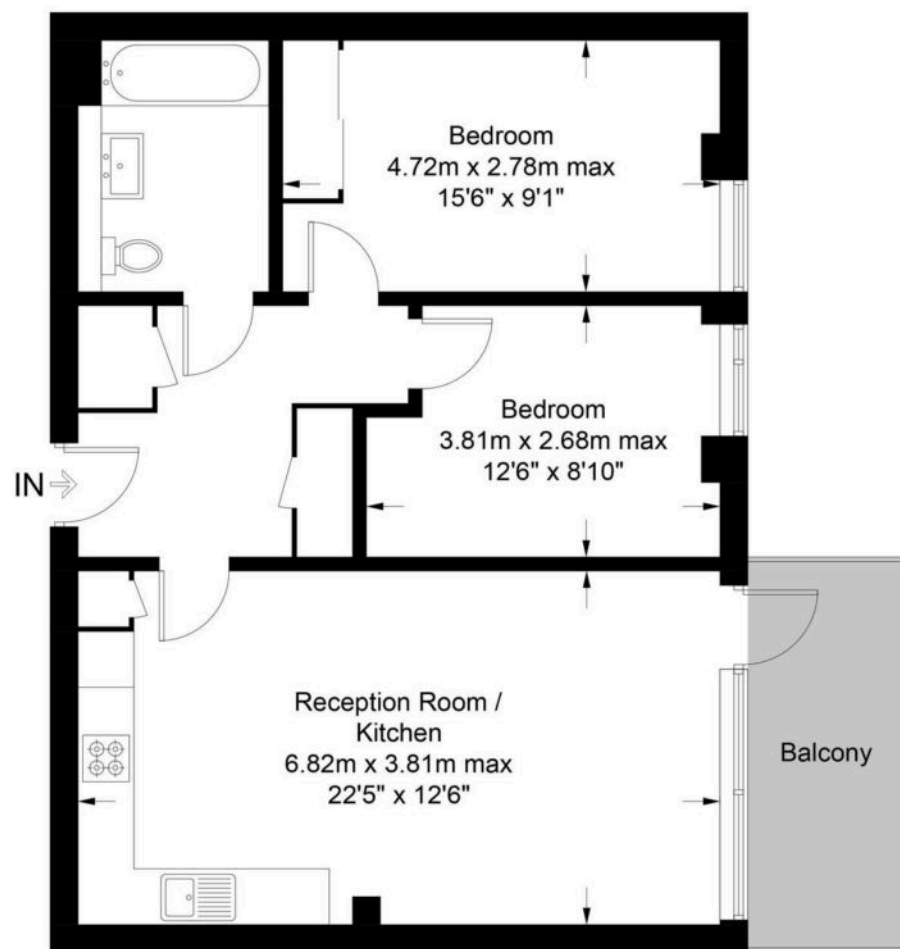


Perkyn House, N4

Approximate Gross Internal Area = 708 sq ft / 65.8 sq m

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Second Floor

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222



**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. (ID1190557)

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