



Queens Drive, N4 2BB  
£1,150,000

**DAVID  
ANDREW**

your  
most  
valuable  
asset



## Queens Drive, N4 2BB

Presenting a stunning three-bedroom garden flat with a private entrance, set within an attractive Victorian period conversion. It enjoys 1435sqft/133.3sqm of internal living space, as well as an extraordinary garden. Internally, the flat comprises a large reception room featuring a charming fireplace, with high ceilings, and an extended modern kitchen diner with a part glass ceiling allowing plenty of natural light throughout. The three bedrooms include a large master with an en-suite, a second double bedroom overlooking the garden, and a smaller rear bedroom. A further family bathroom is adjacent to the second bedroom and the hallway extends to two study areas. The well maintained, mature garden is more than 60ft / 19m long with an attractive garden house/shed located at the rear. Queens Drive is a desirable and peaceful location, with excellent schools, transport and all the amenities of Highbury nearby, plus the delightful green spaces of Clissold Park, Finsbury Park and Woodberry Wetlands within a short walk.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Bedrooms
- Very Well Presented
- Large Private Garden
- 1435sqft/133.3sqm
- Gorgeous Garden House
- Share of Freehold
- Mins walk to Clissold Park
- Good Transport Links



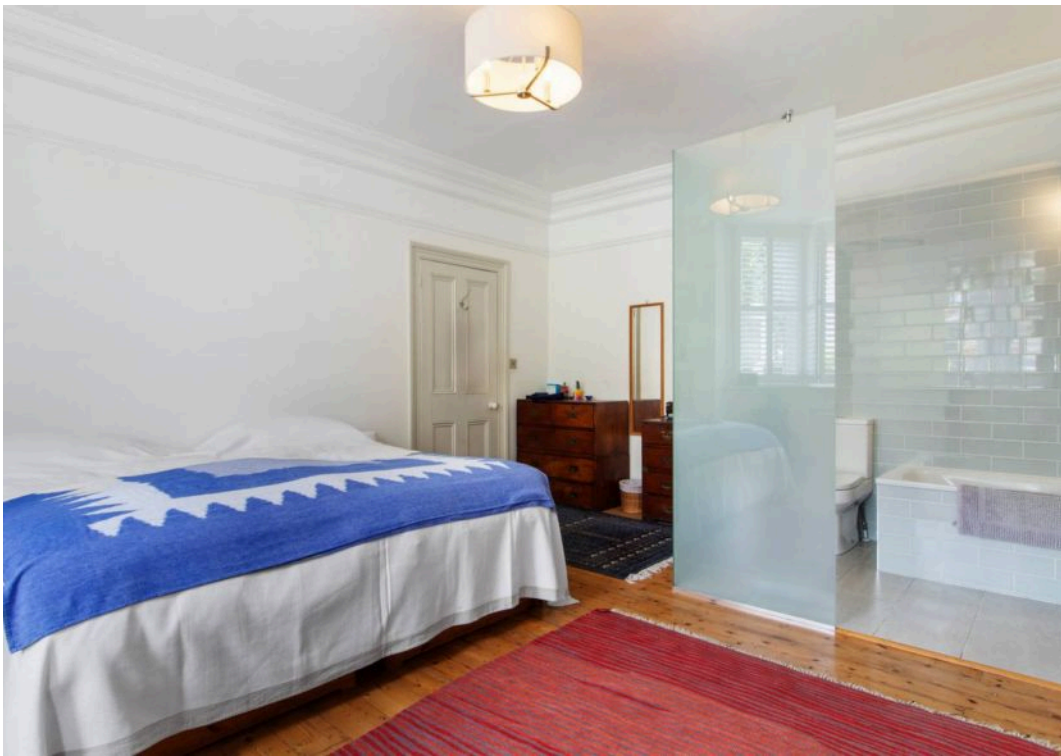




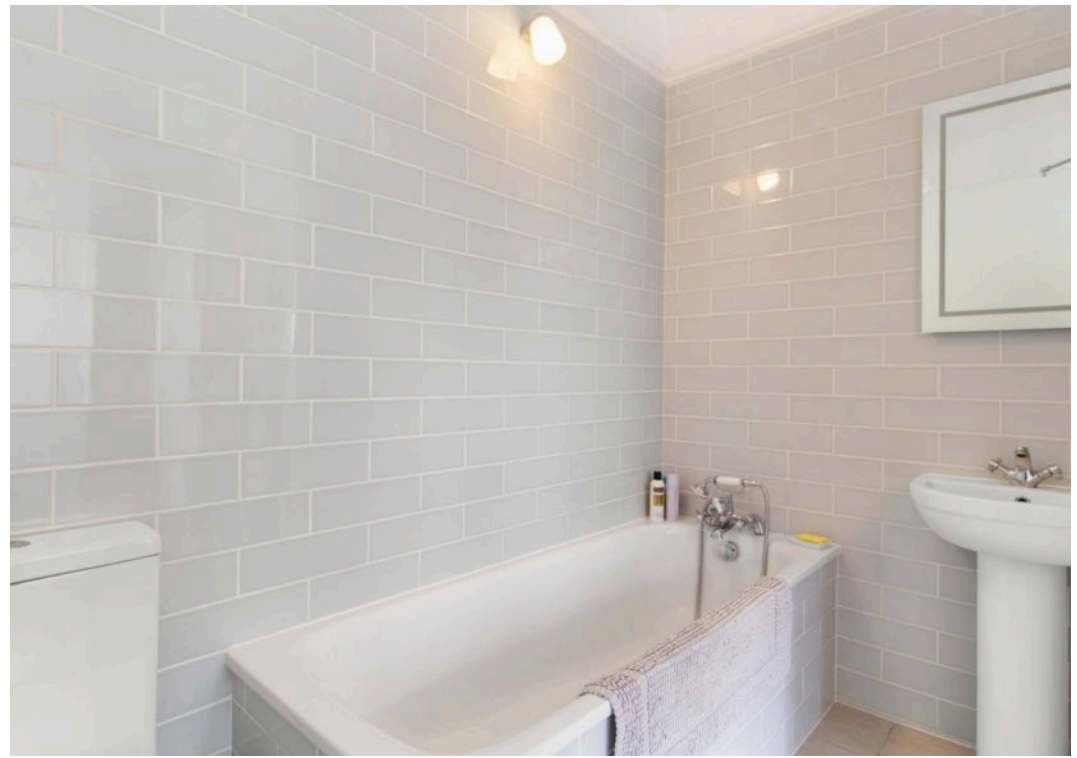




















## Queens Drive, N4

Approximate Gross Internal Area = 1435 sq ft / 133.3 sq m  
Garden House = 252 sq ft / 23.4 sq m  
Total = 1687 sq ft / 156.7 sq m

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Ground 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. (ID1087686)



**Certified Property Measurer**



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

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