



Wilberforce Road, London, N4 2SX

Guide Price **£575,000**

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Introducing a delightful two-bedroom flat on the top floor of a Victorian conversion, that enjoys abundant natural light with its south-west facing aspect and high ceilings throughout. This lovely flat comprises a spacious reception room, large double-glazed wooden sash windows throughout and a lovely semi-open plan kitchen with Bosch and Smeg cooktop and oven appliances. Spanning 673qft/62sqm of internal space, the flat features two double bedrooms, a three-piece bathroom, new carpet throughout, as well as a separate private storage room.

The flat is located on the Highbury side of Wilberforce Road, a few doors down from Finks Salt and Sweet. Wilberforce Road is a desirable and quiet street close to the shops, bars and eateries of Highbury, Finsbury Park and Stoke Newington. Clissold Park, Gillespie Reserve & Woodberry Wetlands are a short walk away. Commuting is a breeze with fantastic transport links nearby via Victoria/Piccadilly Underground (Arsenal & Finsbury Park), National Rail services, regular bus services and convenient access to international cities via Eurostar in Kings Cross, only two stops away on the Victoria Line.

Council Tax band: D

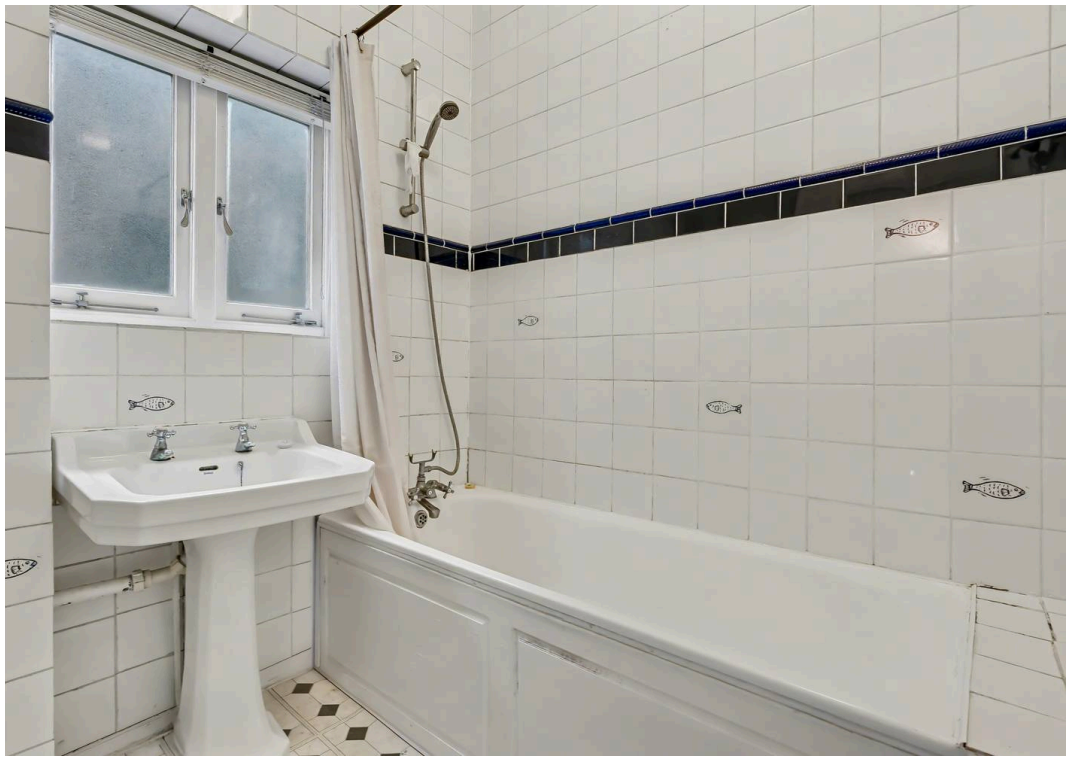
Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- Top Floor Flat with High Ceilings Throughout
- Abundance of Natural Light with South-West Aspect
- 673 sqft / 62 sqm Internal Space
- Two Double Bedrooms
- Three-Piece Bathroom with Window
- Very Well Presented Flat
- Share of Freehold
- Sold Chain-Free
- Excellent Location – Close to Popular Eateries, Parks, and Transport Links







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Approximate Area = 650 sq ft / 60 sq m

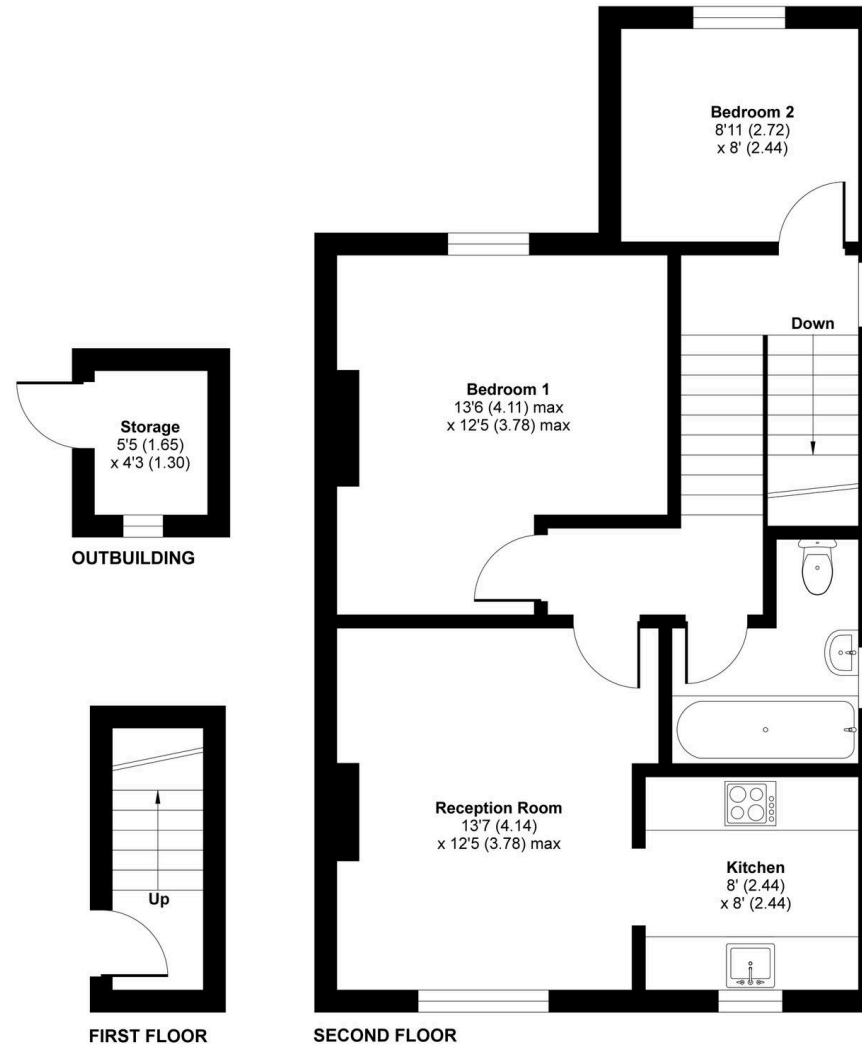
Outbuilding = 23 sq ft / 2 sq m

Total = 673 sq ft / 62 sq m

For identification only - Not to scale

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London, N19 5SE

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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

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a viewing



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