



Adolphus Road, London, N4 2AY
£475,000

**DAVID
ANDREW**

your
most
valuable
asset

Adolphus Road, London, N4 2AY

Introducing a gorgeous one-bedroom period flat with a private south-facing garden, spanning 565 sq ft / 52.5 sq m. The flat is bright and airy, featuring an open-plan kitchen, living, and dining area that opens up to a neat patio area, followed by a garden, perfect for entertaining or enjoying a peaceful moment to yourself. The generously sized double bedroom is complemented by an additional office space and built-in cupboards, offering flexibility for remote work or extra storage. Offered chain-free and with a share of the freehold, this is a fantastic opportunity for first-time buyers looking to own a beautiful and well-maintained garden flat. Set in a prime location, you'll have parks, trendy cafes, shops, and excellent transport links at your doorstep. With the Underground (Piccadilly and Victoria Line), National Rail, and buses nearby, commuting to central London is a breeze. A perfect home for those seeking charm, outdoor space, and connectivity in North London.

Council Tax band: C

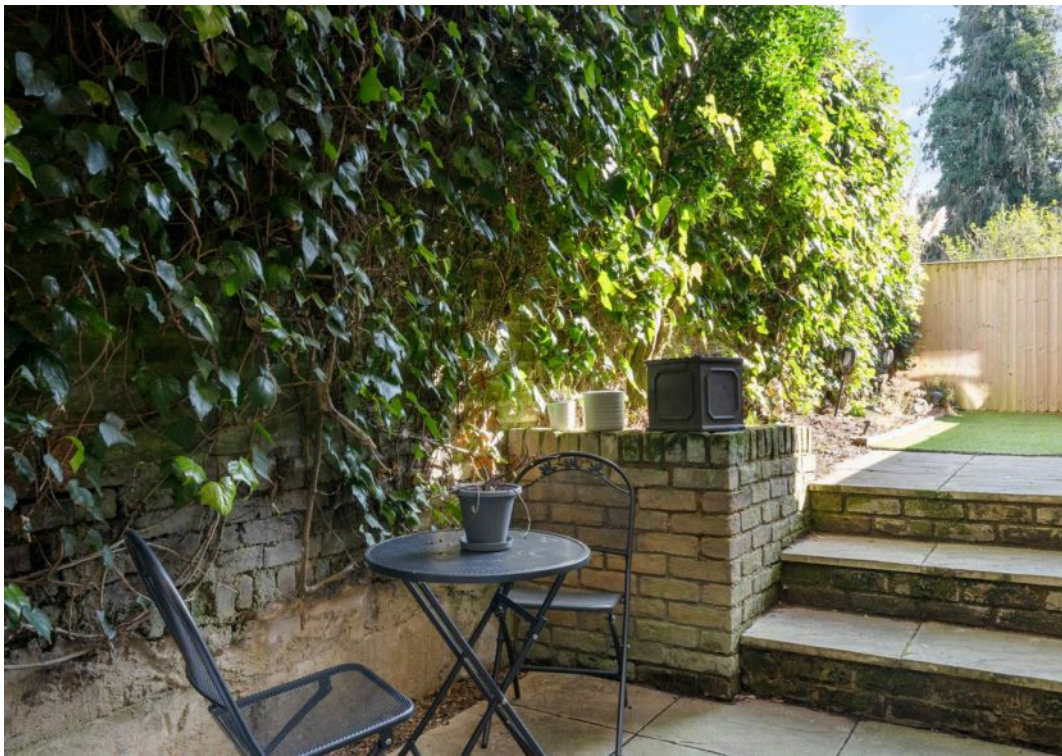
Tenure: Share of Freehold

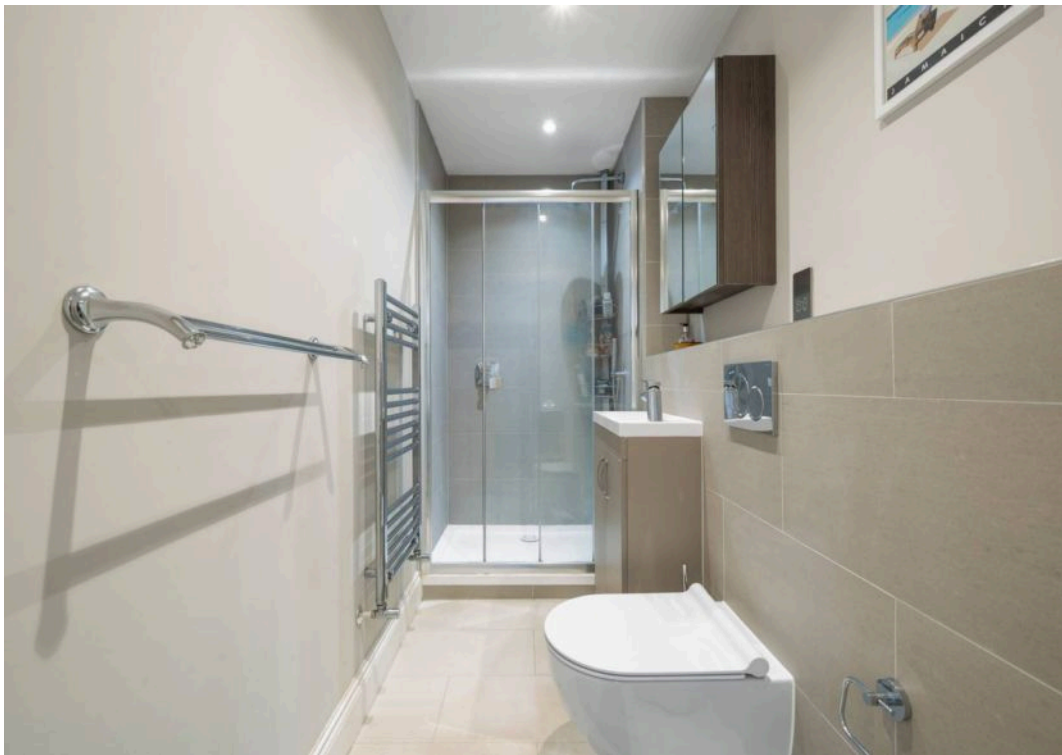
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 565 sq ft / 52.5 sq m
- Spacious Double Bedroom with Built-Ins
- Share of Freehold
- Private South Facing Garden
- Well Equipped Kitchen
- Modern Bathroom
- Service Charge: £2100 p.a
- Offered Chain Free









Adolphus Road, N4

Approximate Gross Internal Area = 565 sq ft / 52.5 sq m

**DAVID
ANDREW**

your
most
valuable
asset



Lower 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. (ID1176616)

**DAVID
ANDREW**

in these particulars.

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

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



safeagent