



Victoria Road, N4 3SQ

Guide Price £490,000  
Long Leasehold



# Victoria Road N4

We're delighted to present this fantastic two-bedroom flat, a perfect first home or rental investment nestled in the heart of Stroud Green N4.

The flat is arranged over the first floor of an attractive, well-maintained period property, offering 511 SQ FT/ 47.5 SQ M of living space presented in immaculate condition. Upon entering, you'll be greeted by a charming farmhouse-style kitchen. A range of shaker-style wall and base units provide excellent storage and space for essential appliances. Wooden work surfaces, a stylish Butler sink, traditional brassware and striking metro tile splashback combine beautifully, further enhancing the space.

A central hallway leads to the first of the two bedrooms, a versatile space, great for a guest bedroom, nursery, or study. A large window provides fantastic natural light and a pretty view over the neighbouring gardens, and bespoke built-in storage adds a touch of practicality. Next door, a striking, fully tiled three-piece shower room, where white metro brick tiling creates a stylish backdrop, highlighting the double walk-in shower complete with rainfall shower head. A pedestal hand wash basin, low level WC and heated towel rail all add to the spa-like experience.

To the front, a separate reception room awaits, where natural light streams in through the large window adding to the inviting atmosphere. There's enough space for living and dining areas, creating a perfect space to unwind or entertain family and friends. Next door, the main bedroom comfortably fits a king bed, again boasting fantastic natural light and benefitting from a spacious walk-in wardrobe/storage room.

Situated on a sought-after residential road in Finsbury Park/Stroud Green, the property is perfectly placed to take full advantage of transport links of Finsbury Park Station (Piccadilly & Victoria lines, National Rail and Thameslink services) and Crouch Hill (Overground), as well as the wonderful selection of coffee shops, bars, and restaurants in both Stroud Green and Crouch End.

Nature lovers will love the popular Parkland Walk Nature Reserve and the open green space at Finsbury Park, which are only a short stroll away.

Immaculate decorative order throughout | Two bedrooms | Separate kitchen and reception rooms | Stylish bathroom with walk-in shower | Double glazed throughout | EPC C | Convenient, yet quiet location for local amenities and transport links | Long lease of 150+ years | 511 SQ FT - 47.5 SQ M of internal living space





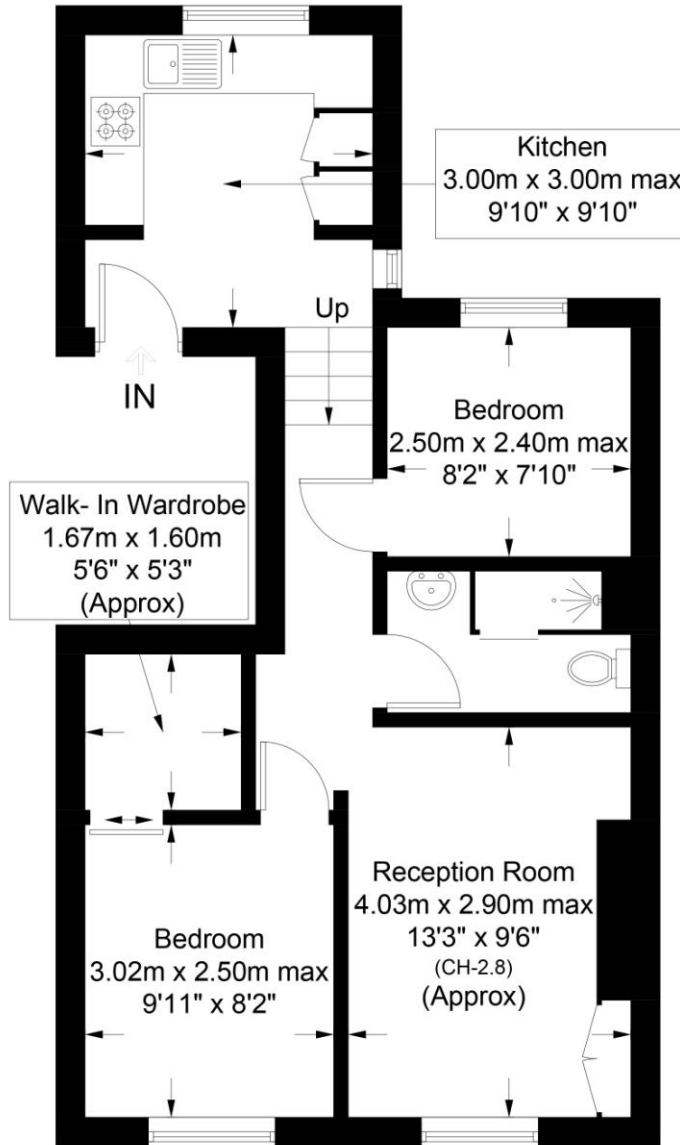






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Approximate Gross Internal Area = 511 sq ft / 47.5 sq m



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. (ID1045468)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.



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