



Regina Road, N4 3PP

Guide Price £700,000  
Leasehold



# Regina Road N4 3PP

We are delighted to present this spacious two-bedroom upper maisonette with a private section of garden nestled in the heart of Stroud Green.

Arranged over the first and second floors of this attractive mid-terrace Victorian house, the property benefits from a private raised ground-floor entrance. The internal hallway offers a great space for bikes, coats, and shoes. Stairs lead to a landing with direct access to a private section of the rear garden—a sunny and secluded space mainly laid to patio with flowerbed borders.

Back inside, the stairs lead to the first floor, where you'll find a spacious reception room featuring a charming fireplace and large, stripped, and stained windows with shelving in each alcove. Adjacent to this is a kitchen diner with shaker-style wall and base units, chunky wooden surfaces, and a Metro brick tiled splashback. There's space for a freestanding gas hob and oven, plumbing is in situ for a dishwasher, and there's space for a large fridge-freezer. A window provides great natural light and a view over the rear gardens.

Stairs lead to a half landing with a sash window offering a green and leafy outlook. The top floor landing provides access to loft space. Two well-balanced bedrooms, each capable of easily accommodating a double bed and featuring attractive fireplaces. The modern four-piece bathroom suite includes a WC, shower cubicle, wash hand basin with vanity storage above and below.

Located on a quiet yet convenient residential turning, this property offers easy access to parks, public transport, bars, restaurants, and coffee shops. It is within the catchment area of well-regarded schools. Finsbury Park, Wray Crescent, and the Parkland Walk Nature Reserve are all nearby.

Offered chain-free, viewing is highly recommended.





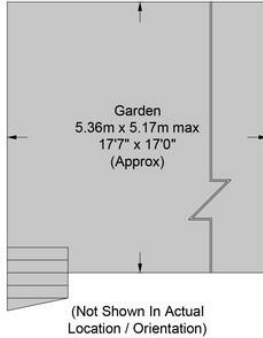


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Approximate Gross Internal Area = 905 sq ft / 84.1 sq m  
Reduced Headroom = 24 sq ft / 2.2 sq m  
Total = 929 sq ft / 86.3 sq m

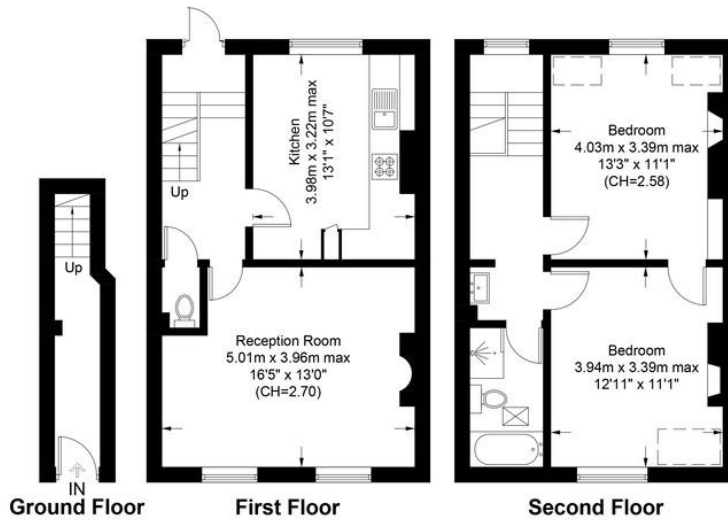
# DAVID ANDREW

your most valuable asset



(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0



- Attractive period maisonette
- Chain free sale
- Two double bedrooms
- Large kitchen diner
- Spacious reception
- Private section of garden
- Quiet and convenient location
- 929 SQ FT / 86.3 SQ M

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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. (ID1091192)

DAVID ANDREW your most valuable asset



### 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.

