



Regina Road, N4 3PP

Guide Price £600,000
Leasehold



Regina Road N4

Situated on a quiet, residential street in the heart of sought-after Stroud Green N4, a spacious two-bedroom apartment arranged over the top two floors of a charming Victorian conversion.

Spanning 895 SQ FT/ 83.2 SQ M of internal living space, the apartment is accessed via a ground floor communal entrance shared with just one other flat. A large, split-level hallway welcomes you, enhancing the sense of space, and stairs leading up to the first floor featuring a spacious, eat-in kitchen with a range of wall and base kitchen units for storage and space for essential appliances. A large sash window not only bathes the kitchen in natural light but also offers picturesque views of the neighbouring gardens.

Next door, a three-piece bathroom suite features a shower-bath combination, low-level WC, pedestal washbasin, and a large, heated towel rail for added comfort. To the front, a separate reception room spanning the width of the building, easily accommodating space for formal dining and relaxing. Two large sash windows add to the spacious feel and flood the room with natural light.

Further stairs lead up to the top floor, where you will find two spacious double bedrooms with the rear one benefitting from a lovely Juliet balcony providing sweeping views over the neighbourhood.

Conveniently located with easy access to excellent transport links at Finsbury Park Station (Piccadilly & Victoria lines, National Rail, Thameslink and various buses) and the local amenities at Stroud Green, Finsbury Park and Crouch End. Nature enthusiasts will appreciate the popular Parkland Walk nature reserve and Finsbury Park nearby, perfect spots for dog walking, jogging, or leisurely strolls.

Chain free sale | Two double bedrooms | Arranged over two floors | Spanning 895 SQ FT - 83.2 SQ M | Eat-in kitchen | Separate reception room | Fantastic natural light | Convenient location for transport/amenities |





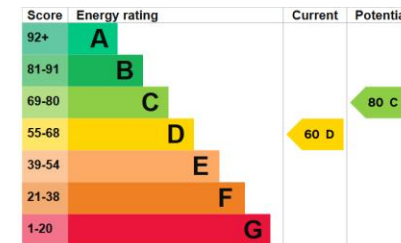


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Approximate Gross Internal Area = 895 sq ft / 83.2 sq m
Reduced Headroom = 23 sq ft / 2.1 sq m
Total = 918 sq ft / 85.3 sq m

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Agent's Note:

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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. (ID1090113)

