



Nightingale Court, N4 3PW

Guide Price £385,000  
Leasehold



# Nightingale Court N4

We are delighted to present this spacious one-bedroom modern apartment set within a well-maintained gated development, offering a generous 582 sq ft (54.1 sq m) of well-considered internal living accommodation.

You will be greeted by large double gates accessing the rear of the building, offering an allocated parking space, secure bicycle storage, and communal grounds.

Internally, the flat features an internal hallway with three built-in storage cupboards. First, a comfortable reception with fitted carpet, coving to the ceiling, and a large, double-glazed bay window offering a view over the communal grounds.

Next door, a well-proportioned kitchen with a range of wall and base units, mosaic tiled splashback, adding great texture and contrast. The kitchen is equipped with a wall-mounted combination boiler, plumbing in situ for a washing machine, a one-and-a-half bowl sink unit, an electric hob and oven, and a fitted stainless-steel extractor. There's also a large integrated fridge freezer, and a double-glazed window provides an outlook over the side aspect.

On the opposite side, a generous double bedroom features a range of built-in wardrobes providing practical storage solutions, fitted carpet, coving, and a large, double-glazed window allows great natural light. Last but not least, a modern white three-piece bathroom suite with shower bath combination, a low-level WC, and a wash hand basin with vanity storage above and below. A frosted double-glazed window and extractor unit provide pleasant air circulation.

The property also has the advantage of a parking space and is offered chain-free with an EPC rating of C.

Tollington Park is well placed to allow convenient access to Wray Crescent Open Space at the end of the road. You're also perfectly positioned to enjoy the wealth of amenities in Stroud Green, Hornsey Road, and Crouch End. Finsbury Park Station is 0.5 miles away, providing convenient access to the Victoria and Piccadilly lines, National Rail, and Thameslink services. The popular Parkland Walk nature reserve and Finsbury Park are also close by. Don't forget to check out the City North development with M&S Foodhall, Theatre, and Picturehouse cinema.

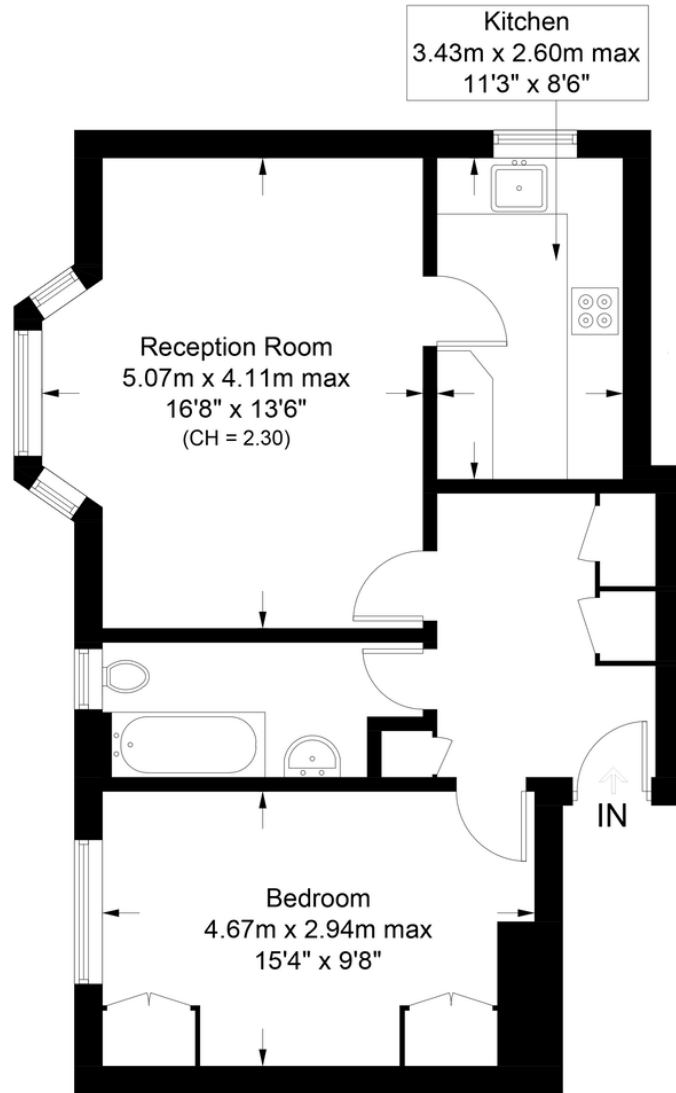






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Approximate Gross Internal Area = 582 sq ft / 54.1 sq m



## Ground Floor



**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. (ID 1093669)

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### Agent's Note:

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