



Clifton Terrace, N4 3JP

Guide Price £550,000
Leasehold



Clifton Terrace N4 3JP

Located next to the Park Theatre in N4, this generously proportioned two double-bedroom, two-bathroom purpose-built maisonette spans 836 sq. ft. (77 m²) over the second and third floors.

Benefiting from a private entrance, internal stairs lead to the first floor, revealing a spacious hallway with built-in cupboards for useful storage.

At the front, a galley-style kitchen features a range of wall and base units with a metro brick-tiled splashback. There is space for a fridge freezer, an integrated electric oven, a gas hob, an extractor fan, and plumbing for a washing machine.

Adjacent to the kitchen is the first bedroom, a simple yet ample space that easily accommodates a large double bed with plenty of room for additional furniture.

Next to this bedroom, a three-piece bathroom suite includes a shower-bath combination, a floating wash hand basin with vanity storage above and below, and a WC.

At the rear, a separate reception room boasts dual-aspect windows, providing abundant natural light. Off the reception area, stairs lead to the top floor, where you'll find a surprisingly spacious main bedroom with an en-suite shower room. This room includes a cleverly zoned dressing area, keeping the bedroom space simple and stylish, with useful access to storage in the eaves. Velux windows at either end allow wonderful natural light, enhancing the room's ambience. The en-suite shower room adds a great deal of practicality to this wonderful space.

Additional features include a gated entrance, an EPC rating of C, access to communal parking, and double glazing throughout.

This maisonette offers a blend of style, comfort, and practicality, making it an ideal home for those seeking a vibrant urban lifestyle next to the amenities of Finsbury Park and the Park Theatre.







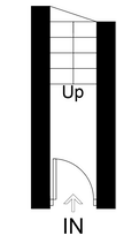
Clifton Terrace, N4

Approximate Gross Internal Area = 772 sq ft / 71.7 sq m
Reduced Headroom = 64 sq ft / 6.0 sq m
Total = 836 sq ft / 77.7 sq m
(Excluding Eaves)

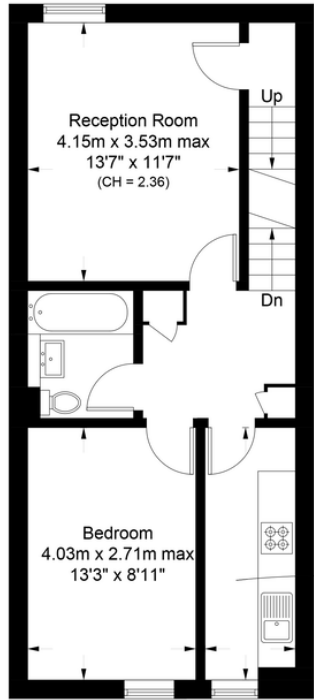
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= Reduced headroom below 1.5m / 5'0

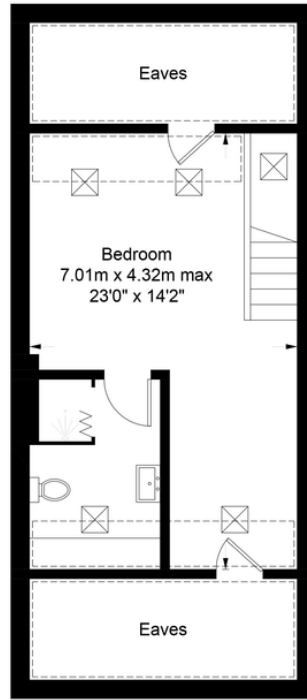


First Floor



Second Floor

Kitchen
4.01m x 1.20m max
13'2" x 3'11"



Third Floor

- Two double bedrooms
- Two bathrooms
- Arranged over the top two floors
- Gated entrance/ private front door
- Excellent decorative order
- Located in the heart of Finsbury Park
- EPC Rating C
- 836 SQ FT / 77.7 SQ M



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

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

Stroud Green Office

167 Stroud Green Road
London N4 3PZ

T (0)20 7281 2000

General Contact

E info@davidandrew.co.uk

W www.davidandrew.co.uk



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. (D1094374)

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