



Lennox Road, N4 3HS

Guide Price £300,000
Leasehold



Lennox Road N4

Presented to the market chain free, a spacious ground floor studio flat with a substantial private garden – a perfect first home or investment in the heart of Finsbury Park N4.

Arranged over the ground floor of a purpose-built block and offering 402 SQ FT/ 37.4 SQ M of internal living space, the flat opens up into a practical hallway with built-in storage. Off the hallway, a three-piece bathroom suite with shower/bath, low level WC, hand wash basin and large frosted casement window. Next door, a surprisingly spacious studio room with dedicated sleeping area and built-in wardrobes and two large windows providing great natural light. Patio doors lead out into the sizeable 48 ft garden, a perfect place for sunbathing, entertaining and gardening due to the south-west facing aspect and unobstructed light. Back inside, a separate kitchen off the studio room provides a range of wall and base units offering great storage, food prepping space and a gas hob, free standing American-style fridge, washing machine and recently installed Vaillant boiler, the room further benefits from a large window providing a pretty outlook over the neighbouring leafy grounds.

Located on a residential road a stone's throw from Finsbury Park Station (Victoria & Piccadilly lines, National Rail and Thameslink services), you're perfectly placed to take full advantage of the wonderful array of local amenities and transport links of Finsbury Park, Stroud Green and Crouch End. Finsbury Park and the Parkland Walk nature reserve are also close by, excellent for dog walking, jogging or an enjoyable stroll. Don't forget to check out the new City North development around the corner, adding an array of exciting new commercial spaces like a Picturehouse Cinema and M&S Foodhall.

Chain free sale | Substantial 48 ft south-west facing, private garden | Ground floor studio flat | Perfect first home or investment | 402 SQ FT – 37.4 SQ M | Spacious studio room and separate kitchen | Fully double glazed | Built-in storage | Three-piece bathroom suite | Convenient, yet residential location |





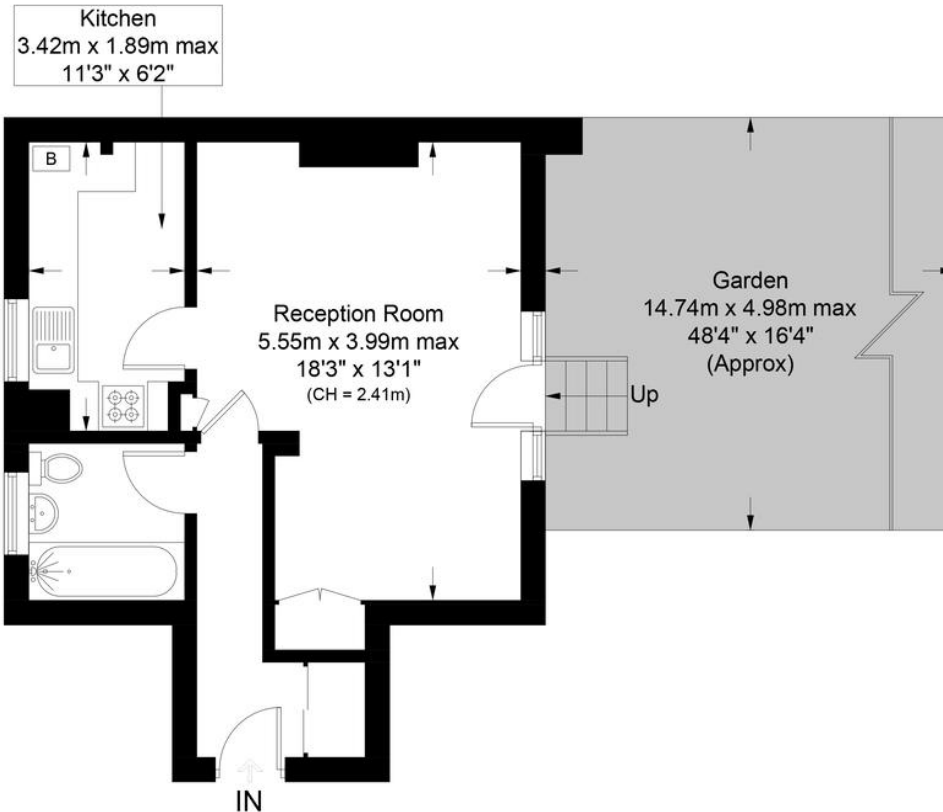


Haden Court, N4

Approximate Gross Internal Area = 402 sq ft / 37.4 sq m

DAVID ANDREW

your most valuable asset



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71C	77C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



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. (ID973243)

