



Nightingale Court, N4 3PW

Guide Price £475,000
Share of Freehold



Nightingale Court N4

Offered chain-free and with the benefit of a Share of the Freehold, we're delighted to present this lovely two-bedroom ground floor flat situated within a well-maintained, gated development in Finsbury Park.

Upon arrival, you'll be greeted by large double gates at the rear of the building, leading to well-maintained communal grounds, benefitting from allocated parking and secure bicycle storage. The flat opens up into a spacious hallway, offering three generous storage cupboards, thoughtfully designed to keep everything neatly tucked away. Located near the entrance, a three-piece bathroom suite featuring a shower/bath combination, low-level WC, and sink with vanity unit below for additional storage. Next door, two good sized double bedrooms both offering great natural light through large casement windows and the main bedroom further benefits from bespoke built-in wardrobes. Toward the rear, a large living room with charming bay window allowing for great natural light. There's ample space for both living and dining areas, creating a welcoming atmosphere for relaxing or entertaining friends and family. Adjacent to the living room, a separate kitchen provides a full range of wall and base kitchen units offering plenty of space for storage and essential appliances, while a window ensures good ventilation and light.

Situated on Tollington Park, in the heart of the Finsbury Park/Stroud Green area, the flat is ideally positioned to take full advantage of everything this vibrant neighbourhood has to offer. The green space of Wray Crescent is just at the end of the road and both Finsbury Park and the popular Parkland Walk nature reserve are just a short stroll away. The bustling areas of Stroud Green Road, Hornsey Road, and Crouch End offer a wide range of cafes, shops, and restaurants for a variety of tastes and preferences. For transport, Finsbury Park Station is only 0.6 miles away, providing easy access to the Victoria and Piccadilly lines, National Rail, and Thameslink services. The nearby City North development also adds to the area's appeal with an M&S Foodhall, theatre, and Picturehouse cinema.

Chain-free sale | Share of Freehold | Two-bedroom ground floor flat | Modern gated development | Allocated parking | Communal grounds | Large living room | Separate kitchen | Three-piece bathroom suite | Ample storage | 693 SQ FT - 64.4 SQ M

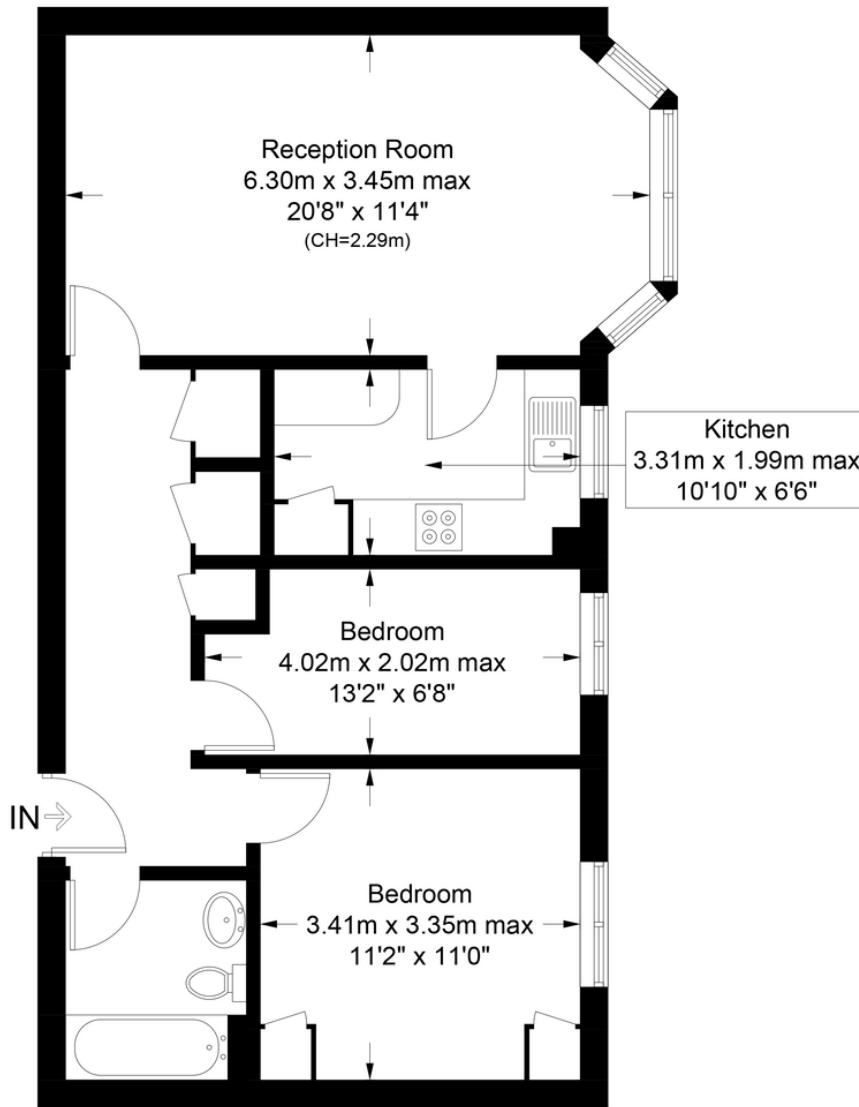






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Approximate Gross Internal Area = 693 sq ft / 64.4 sq m



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. (ID1122884)

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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
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.



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