



Albert Road, N4 3RP

Guide Price £500,000  
Leasehold (Right to Manage)





# Albert Road N4

Welcome to this delightful two-bedroom flat, perfectly positioned on the much-loved Albert Road in the heart of Stroud Green.

Arranged over the first floor of an attractive period conversion, this home offers 525 SQ FT/48.8 SQ M of living space in fantastic decorative order throughout. Upon entry, you're greeted by a central hallway and beautiful wooden floors that flow throughout the home, enhancing its warm and inviting ambiance. At the front, a bright and spacious open-plan kitchen/reception room awaits; a welcoming space flooded with natural light from two large sash windows with elegant wooden frames, providing ample room for both dining and living areas. The kitchen is fitted with a range of modern wall and base units, offering excellent storage and space for essential appliances. The two bedrooms are positioned at the rear; stairs lead down to the main bedroom serving as a charming separation from the rest of the flat offering generous proportions, as well as leafy views over the neighbourhood. The second bedroom, currently in use as an office, provides a further versatile space for working from home, a nursery or guest accommodation. Completing the flat is a fully tiled, modern bathroom suite with a shower/bath combination, inset WC and sink, as well as a heated towel rail for added comfort.

Albert Road is a desirable, residential street in the vibrant heart of Stroud Green, known for its community feel and diverse amenities, including a fantastic selection of independent coffee shops, restaurants, and lively pubs in Stroud Green, nearby Crouch End and Highbury. Both Crouch Hill Overground and Finsbury Park Station (Piccadilly & Victoria lines, National Rail, and Thameslink services) are within walking distance, making this an ideal spot for commuters. Nature lovers will appreciate the close proximity to the popular Parkland Walk Nature Reserve and the expansive green spaces of Finsbury Park itself, providing easy escapes from city life.

Two-bedroom flat | In great decorative order throughout | Double glazed – EPC rating C | Spacious open-plan kitchen reception | Modern, three-piece bathroom suite | Desirable location | Great transport links | 525 SQ FT - 48.8 SQ M



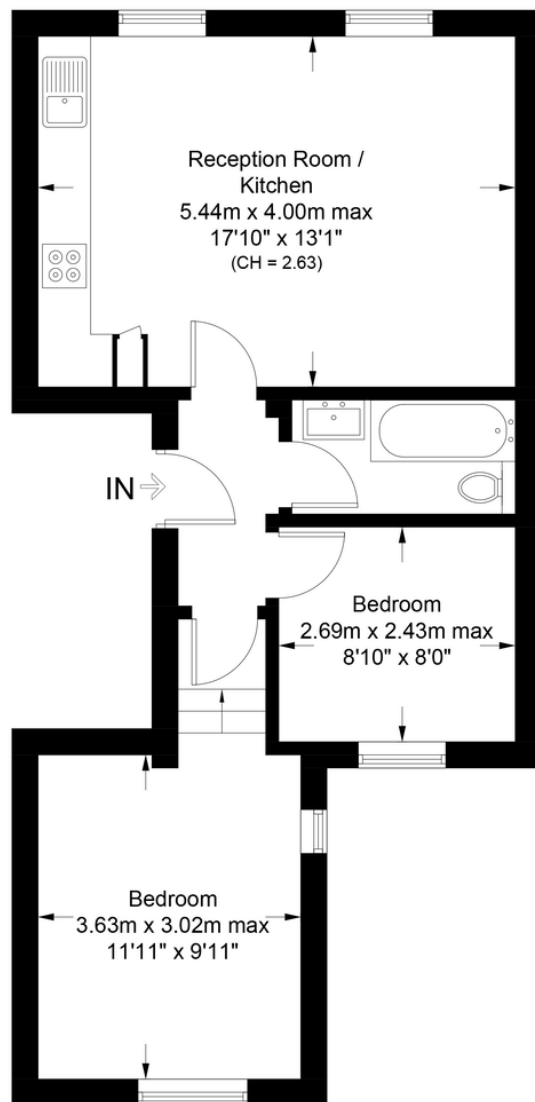






## Albert Road, N4

Approximate Gross Internal Area = 525 sq ft / 48.8 sq m



**First Floor**

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. (ID1146051)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 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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