



Birnam Road, N4 3LQ
£2,150 pcm

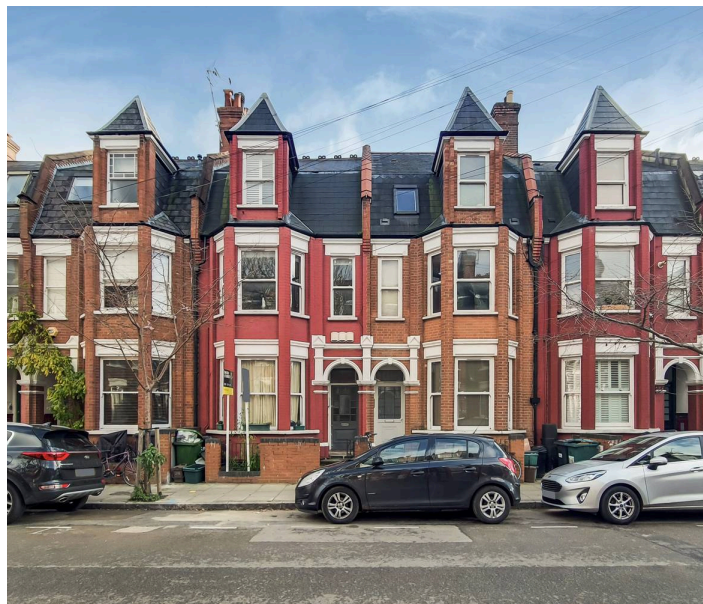
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ANDREW** | your
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This stunning and exceptionally spacious one-bedroom apartment is arranged over the top three floors of an elegant Victorian conversion, offering an impressive 70 sqm (755sqft) of living space perfectly positioned in the heart of the ever-popular Stroud Green neighbourhood. Offering an impressive sense of space and character, this beautifully presented home is located less than a ten-minute walk from the excellent transport links of Finsbury Park Station.

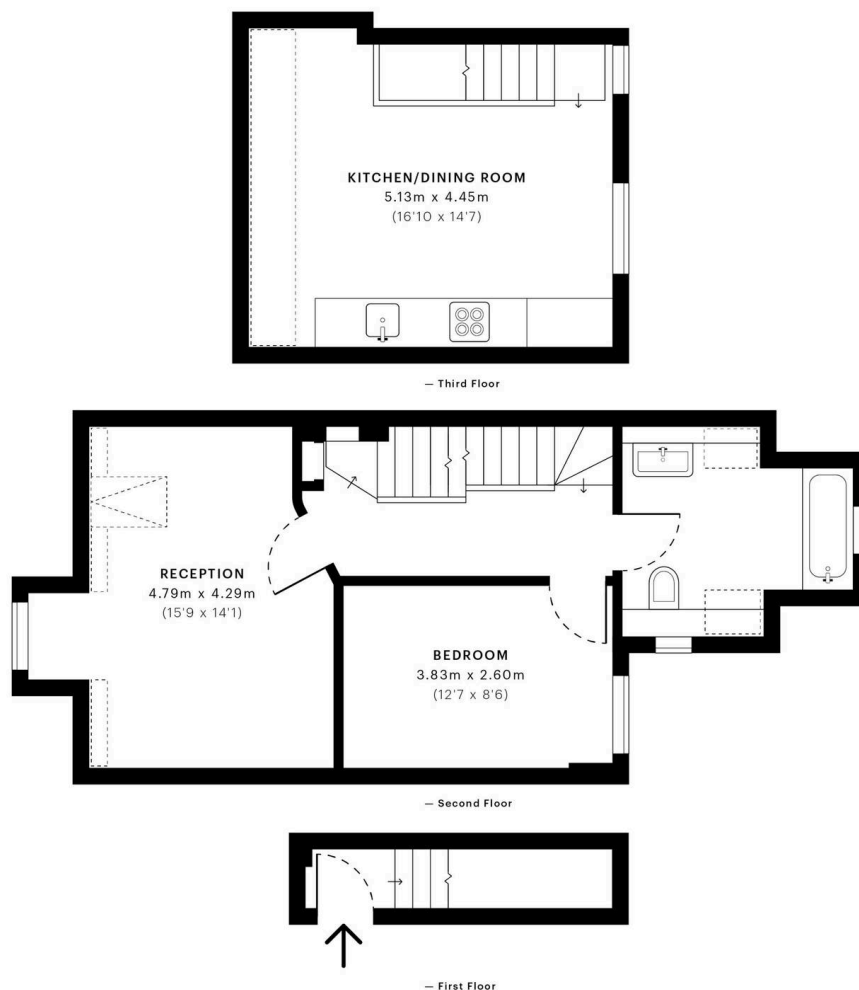
The property features a generous and inviting separate reception room, ideal for both relaxing and entertaining. The open-plan, fully fitted kitchen benefits from a well-designed layout and a sizeable dining area, providing the perfect setting for dinner parties or working from home. The bright and spacious double bedroom offers a peaceful retreat, complemented by a modern, well-appointed bathroom. Further highlights include gas central heating, extensive built-in storage, double-glazed windows, and an abundance of natural light throughout the property. Split across three levels, the apartment offers a unique sense of privacy, space, and versatility rarely found in one-bedroom homes.

Birnam Road is enviably located just moments from Stroud Green's vibrant selection of independent cafés, restaurants, shops, and local amenities. Finsbury Park Station (Victoria and Piccadilly Lines, National Rail) is within a short walk, providing excellent connectivity across London. Offered Part-Furnished, this delightful property is available for occupancy from the 22nd of January ideal for professionals seeking a spacious, stylish home in a prime location. Council Tax band: C / EPC Energy Efficiency Rating: B

- One Bedroom Apartment
- Comprising 70 sqm / 754 sqft
- Split Over Three Levels
- Charming Period Conversion
- Separate Kitchen/Dining & Living area
- Fully Fitted Modern Kitchen
- Spacious Reception Room
- Walking Distance to Finsbury Park Station
- Offered Part-Furnished







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

Finsbury Park Office

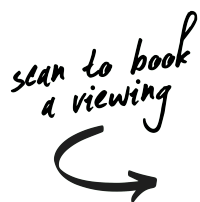
167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222



GROSS INTERNAL AREA (GIA)
The footprint of the property
70.14 sqm / 754.98 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes webrooms, restricted head height
62.82 sqm / 676.19 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
1.82 sqm / 19.59 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 64.79 sqm / 697.39 sqft
IPMS 3C RESIDENTIAL 63.18 sqm / 680.06 sqft

SPEC ID: 61a5fb63cd0cee0dc1888b4c

has been exercised in the of these particulars, about the property must not be on as representations of or fact. Prospective applicants e and rely upon their own and those of professional ives. David Andrew Estates liability for any error contained in these particulars.

