



Lancaster Road, London – N4 4PP

**DAVID
ANDREW** | your
most
valuable
asset

A beautifully presented two-bedroom flat, with a private garden, ideally located on a quiet residential street in Stroud Green area and offering an impressive 84 sq m (911 sq ft) of well-designed living space.

Upon entering, you are greeted by a spacious, naturally bright reception room that creates a warm and inviting atmosphere, perfect for both relaxing and entertaining. The fully fitted modern kitchen includes high-quality appliances such as a dishwasher, washer, and dryer, and benefits from underfloor heating for added comfort. Both bedrooms are generously sized, offering ample space and practical storage solutions. The property features a tasteful combination of carpet and wooden flooring throughout.

The neighbourhood is well served by a wide selection of shops, cafés, and restaurants, ensuring all daily needs are within easy reach. Situated within easy walking distance of Finsbury Park and Crouch Hill stations, the property provides excellent transport links. Available furnished or part-furnished, the flat will be ready for occupancy from 3rd January.

Council Tax band: C

Tenure: Leasehold

- Two - Bedroom Flat
- Private Garden
- Comprising 84 sq mt / 911 sq ft
- Fully Fitted Modern Kitchen
- Spacious Reception Room
- Great Natural Light
- Carpets and Wooden Flooring Throughout
- Walking Distance to Finsbury Park and Crouch Hill Stations
- Offered Furnished or Part - Furnished
- Available 3rd January







Lancaster Road, N4

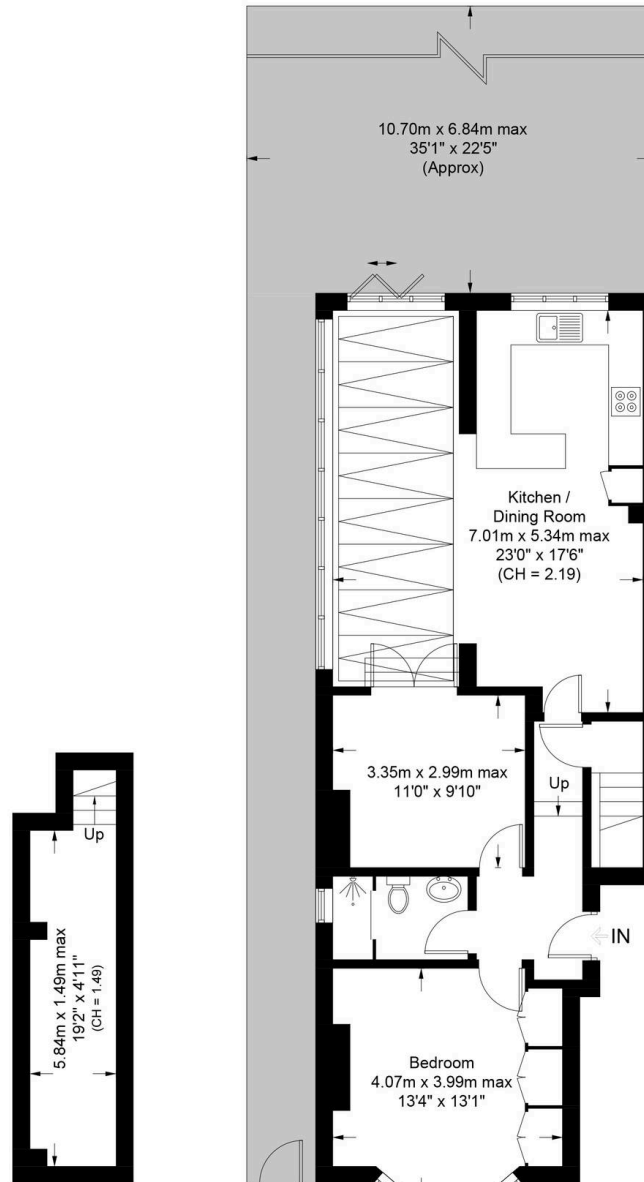
Approximate Gross Internal Area = 808 sq ft / 75.1 sq m

Basement = 103 sq ft / 9.6 sq m

Total = 911 sq ft / 84.7 sq m

**DAVID
ANDREW**

your
most
valuable
asset



Basement

Ground 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. (ID1261463)



**Certified
Property
Measurer**



has been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own d those of professional s. David Andrew Estates bility for any error contained in these particulars.

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

