



Finsbury Park Road, London, N4 2JZ
£1,050,000

**DAVID
ANDREW**

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asset

Finsbury Park Road, N4 2JZ

This beautifully presented three-bedroom garden flat is set within an attractive Victorian conversion, offering 1,039 sq ft (96.5 sq m) of internal living space. The property enjoys its own private entrance and an abundance of period charm, retaining fireplaces, ornate cornicing, ceiling roses and wooden flooring.

The spacious reception room is bright and welcoming, flowing effortlessly into a stunning conservatory and dining area that fills the home with natural light. The contemporary fitted kitchen adjoins the conservatory, with both spaces opening directly onto a beautifully maintained south-west facing private garden, providing an ideal setting for entertaining and al fresco dining. All three bedrooms are well-proportioned, benefiting from excellent natural light and generous storage, while a stylish four-piece bathroom features both a separate bath and walk-in shower. Underfloor heating is available to both the bathroom and conservatory.

Perfectly positioned on the quiet, tree-lined Finsbury Park Road, the property is within easy reach of the shops, cafés and restaurants of Finsbury Park and Highbury, as well as the open green spaces of Clissold Park, Woodberry Wetlands and Finsbury Park. Excellent Zone 2 transport links include the Victoria and Piccadilly lines, National Rail services and an array of local bus routes.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- 1039 sq ft / 96.5 sq m - Internal Living Area
- Private Front Door Entrance - Lateral Conversion
- Three Double Bedrooms
- Landscaped Private Garden - South-West Facing
- Spacious and Bright Reception Room with Period Features
- Sun-Filled Conservatory and Modern Fitted Kitchen
- Stylish Four-Piece Bathroom (Bath and Separate Shower)
- Highly Desirable Location - Quiet, Tree-Lined, No-Through Road
- Close to Excellent Transport, Cafes, Restaurants and Parks









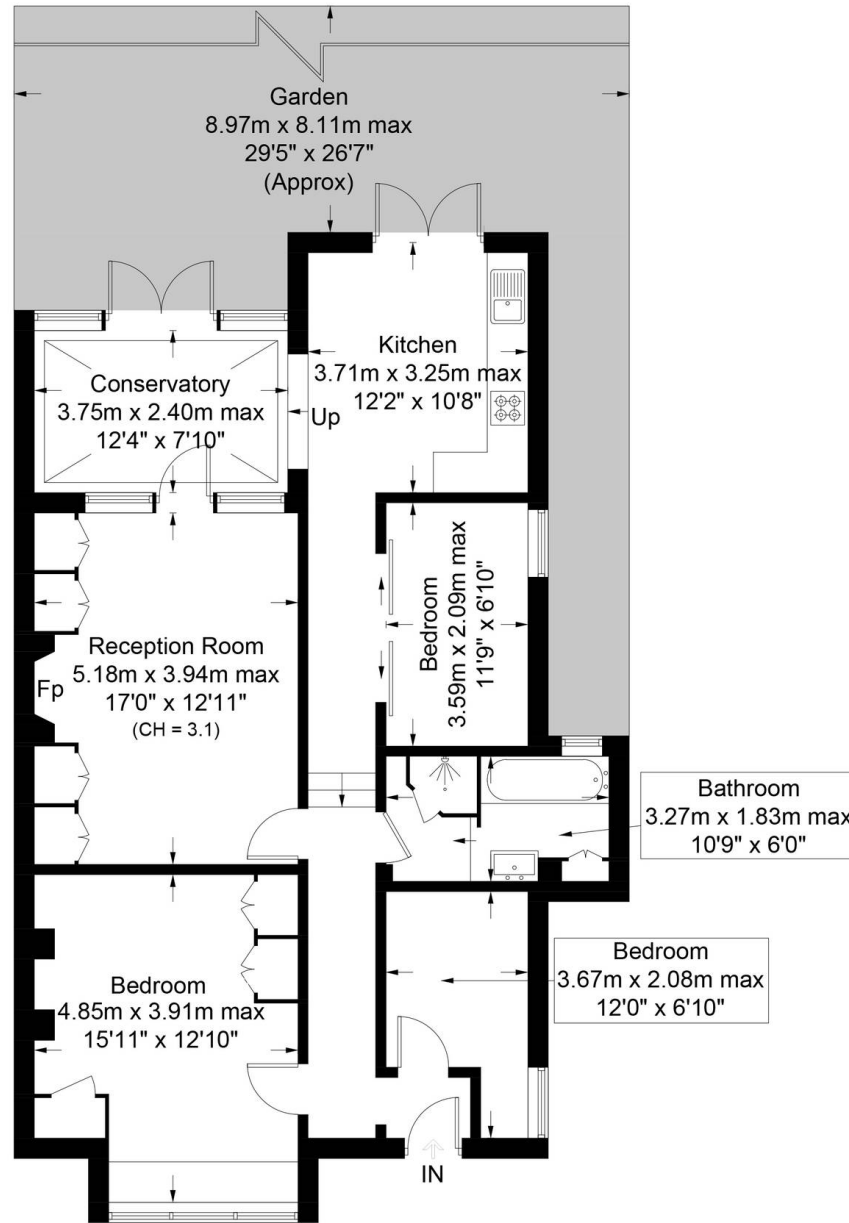




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Approximate Gross Internal Area = 1039 sq ft / 96.5 sq m

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Ground Floor

scan to book
a viewing



**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. (ID1317094)

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

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