



Queens Drive, London, N4 2BE
£1,200,000

**DAVID
ANDREW**

your
most
valuable
asset

Queens Drive, N4 2BE

This unique four-bedroom garden flat offers house-like proportions, spanning an impressive 1,493 sq ft (138.7 sq m) of internal living space. The property is presented in excellent condition throughout, having undergone a high specification renovation just six years ago.

With an abundance of light filling each room, the home comprises four well proportioned bedrooms, a large kitchen diner, and reception room. Additionally, two modern bathrooms, a separate laundry room and plenty of storage options provide ample space for family life and add convenience to daily living. The property features a beautiful stepped garden wall, two roof terraces, a generous entertainment patio and a large rear south-west facing garden.

Queens Drive a highly sought-after street where residents benefit from a quiet family-oriented location. The property is in close proximity to excellent schools, transport links, parks and a wide range of local amenities, making this a rare opportunity to secure an exceptional home.

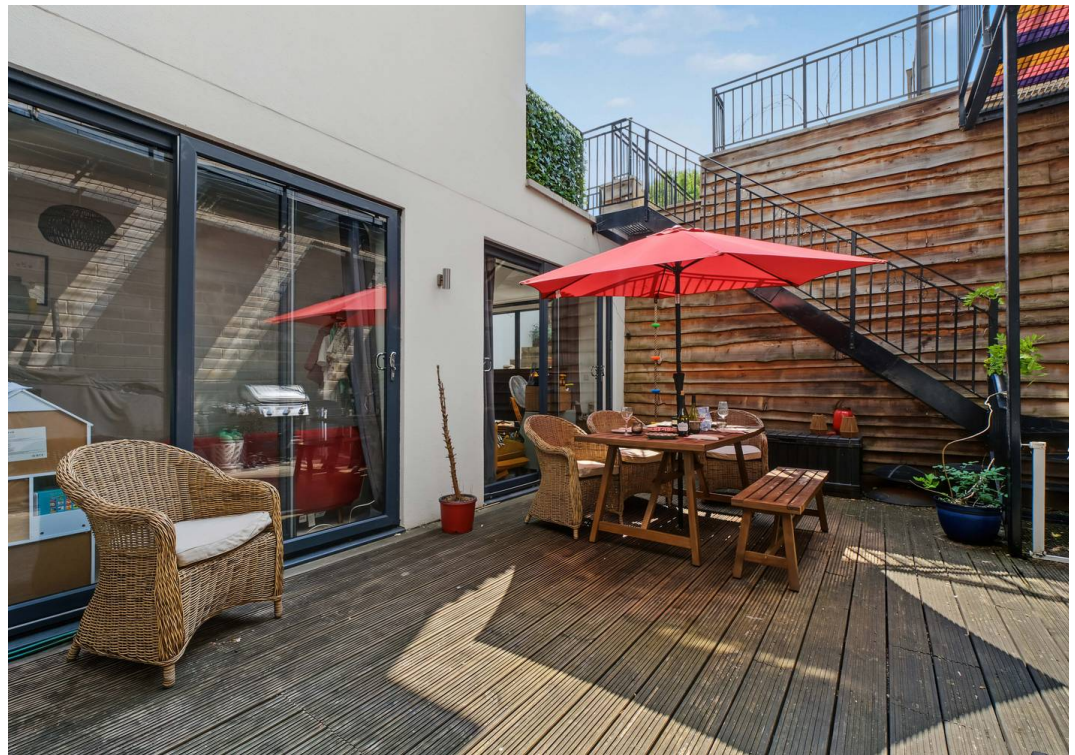
Council Tax band: E

Tenure: Leasehold (994 Years Remaining)

EPC Energy Efficiency Rating: C

- 1493 sq ft. / 138.7 sq m – Internal Living Area
- Unique Property with House-Like Feel
- Four Bedrooms and Two Modern Bathrooms
- Abundance of Natural Light Throughout
- Arranged Over Three Floors
- Abundance of Outdoor Areas – Two Roof Terraces, Patio and Large Private Rear Garden
- Beautiful Landscaped Stepped Garden Wall
- Presented in Excellent Condition
- Seperate Laundry Room
- Excellent Location – Close to Schools, Transport, Parks and Amenities









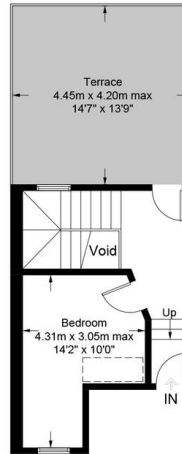




Queens Drive, N4

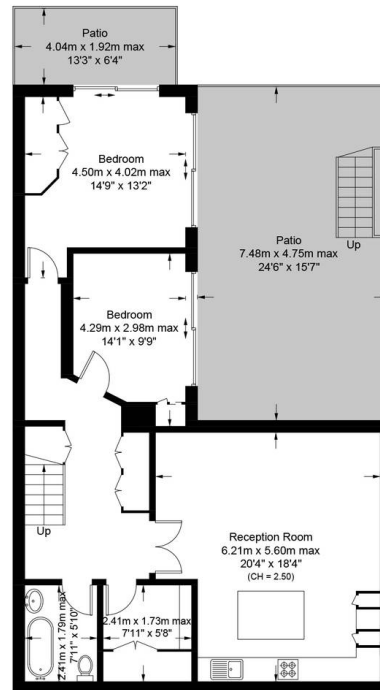
Approximate Gross Internal Area = 1482 sq ft / 137.7 sq m
(Excluding Reduced Headroom / Void)
Reduced Headroom = 11 sq ft / 1.0 sq m
Total = 1493 sq ft / 138.7 sq m

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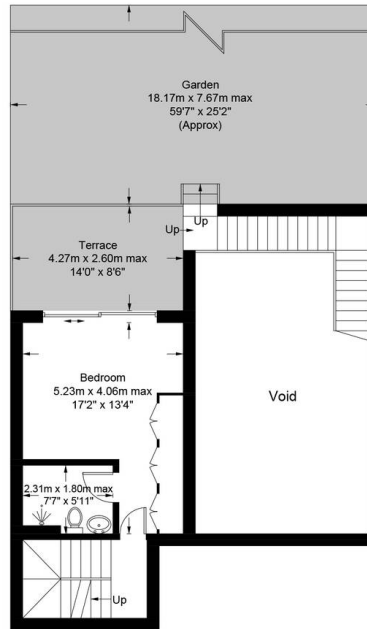


First Floor

□ = Reduced headroom below 1.5m / 5'0"



Lower Ground Floor



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. (ID1320845)



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.

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