

FOR SALE

Connaught Road, Stroud Green, N4

PRICE £475,000

OliverTown | 189 Kentish Town Road | Kentish Town | London | NW5 2JU Tel: 0207 284 1222 Email: hello@oliverstown.com



2 Bedroom



Kitchen



1 Reception



1 Bathroom



No



Parking Permit

Connaught Road, Stroud Green, N4

PRICE £475,000

We are pleased to introduce this spacious, Share of Freehold, two bedroom, split-level maisonette situated on the top two floors of a very quiet residential Victorian terrace in desirable Stroud Green, N4.

Private stairs from the shared entrance staircase lead first to a landing opening onto a large double bedroom facing the rear of the property, then up to a hallway - with ceiling access to loft space - leading to a generous Reception room, a second compact double bedroom, a contemporary bathroom and a bright, well appointed eat-in kitchen overlooking the rear gardens of the street.

There is a possibility of extending up in the loft, with the right permissions.

The property offers great potential and scope for applying individual taste and décor and is presented in a good overall state, with both tiled and laminate timber flooring throughout.

Connaught Road is moments away from the wonderful green spaces of Finsbury Park, close to the independent bars, restaurants and amenities of Stroud Green Road and well served with transport connections: Finsbury Park tube, bus and train station is only a few minutes walk away (Piccadilly, Victoria lines, large service of bus routes and a multitude of train links including Thameslink to Gatwick Airport and St Pancras International).





Connaught Road N4

Approximate Gross Internal Area = 57sq m / 614sq ft



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OLIVERS TOWN

Connaught Road, N4

Total Gross Internal Area = 57 sq m / 614 sq ft

This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



**Certified
Property
Measurer**



475,000



2 Bedroom



Share of Freehold



1 Bathroom



London Borough of Haringey



1 Reception



Council Tax Band



No



EPC Band



Parking Permit

- Service charge: No
- Building insurance: £240pa
- Lease length: 80 Years remaining



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