

Sussex Way

London, N7

Asking Price £1,400,000

A stunning family home in close proximity to the fantastic amenities of Finsbury Park and Tufnell Park, complete with fully insulated garden studio.This wonderfully stylish property, measuring 1766 sq. ft. is presented in fantastic condition having undergone a full refurbishment by the current owners, seamlessly blending period features with contemporary - and that includes new double glazed sash windows throughout and a new boiler (fitted March 2025). Amongst its many highlights is a double reception that leads through to the large kitchen/diner. Accommodation comprises four bedrooms, two bathrooms, double reception and a large kitchen/diner. Furthermore, there is a separate WC and very good storage. Chain-free!

CHESTERTONS









Sussex Way

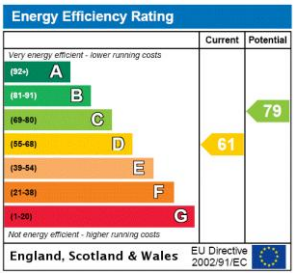
London, N7

- Beautifully designed
- Two bathrooms plus WC
- Four bedrooms
- Double reception
- Stylish kitchen/diner
- Garden studio



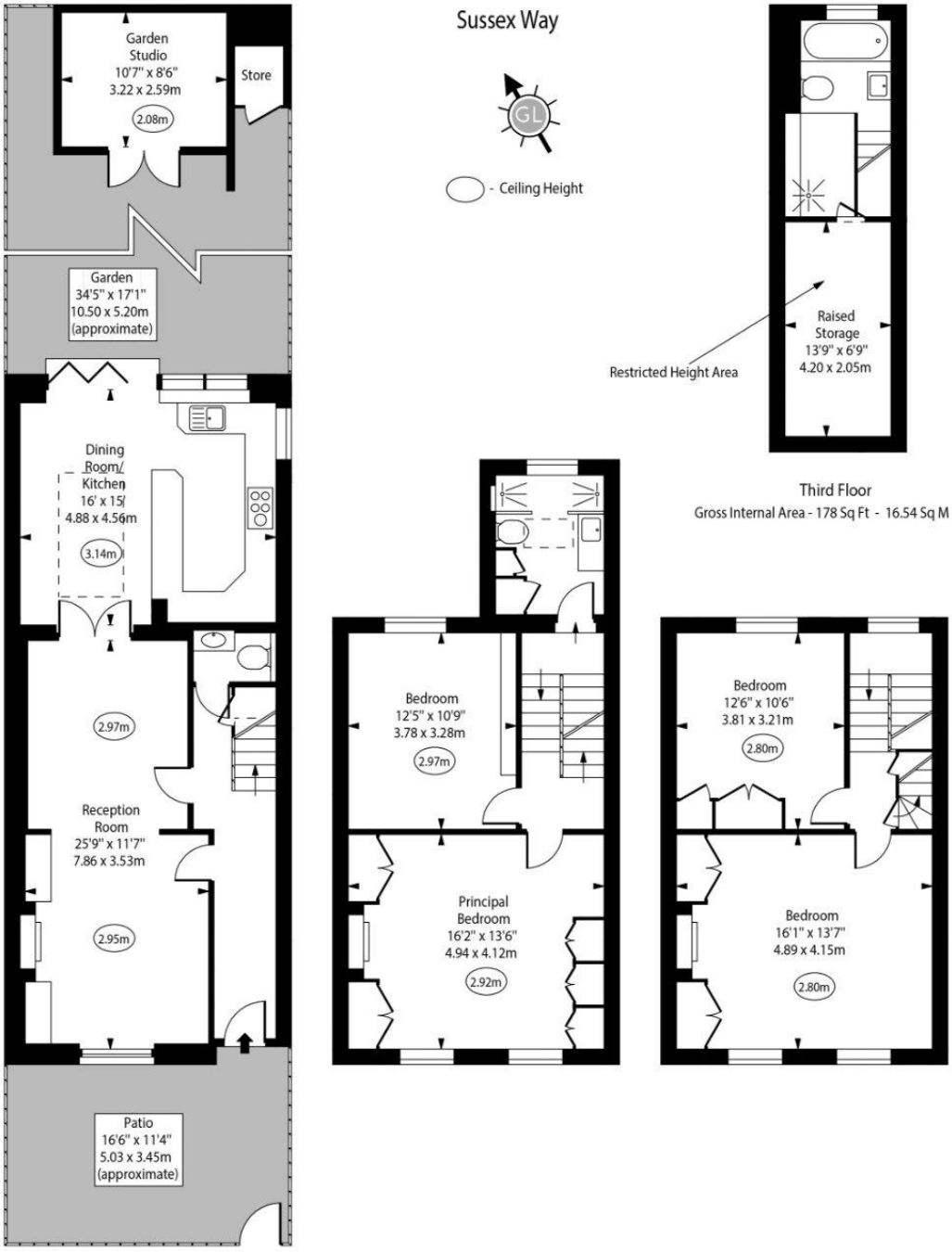
Sussex Way runs parallel with Holloway Road, nearest tube stations being Finsbury Park (Piccadilly & Victoria lines) – (including Finsbury Park trainline station with lines into Moorgate & King's Cross), Holloway Road tube station (Piccadilly line) & Archway (Northern line), and close to local bus services, shops & café's (including a short walk to from the Michelin guide bakery, Jolene). Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.
There are also easy bus connections to Crouch End and Camden.

Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: Islington Council
Council Tax Band: F



Chestertons Camden & Kentish Town Sales

99-101 Parkway
Camden
London
NW1 7PP
camden@chestertons.co.uk
020 7267 2053
chestertons.co.uk



Third Floor
Gross Internal Area - 178 Sq Ft - 16.54 Sq M

Ground Floor
Gross Internal Area - 658 Sq Ft - 61.13 Sq M

First Floor
Gross Internal Area - 500 Sq Ft - 46.45 Sq M

Second Floor
Gross Internal Area - 430 Sq Ft - 39.95 Sq M

Approx Gross Internal Area 1672 Sq Ft - 155.33 Sq M

Approx. Floor Area Including Restricted Heights 1766 Sq Ft - 164.06 Sq M

(Excluding Garden Studio &Store)

Garden Studio Area 90 Sq Ft - 8.36 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 027268R

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract,(ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.

This paper is 100% recyclable