



Wilberforce Road, London, N4 2SR

Guide Price **£830,000**

**DAVID
ANDREW** | your
most
valuable
asset

Wilberforce Road, London, N4 2SR

Introducing a stunning three-bedroom flat arranged over the upper floors of an attractive period conversion, offering 891 sq ft / 82.8 sq m of bright and well-designed living space. A standout feature is the private south-west facing roof terrace providing an excellent outdoor space to relax or entertain while enjoying the sun. At the heart of the home is a generous open-plan living and dining area with a modern, well-equipped kitchen. Large windows flood the room with natural light, creating an inviting space for everyday living. The property offers three well-proportioned double bedrooms and a modern bathroom complete with a bath and overhead shower.

Wilberforce Road is a highly desirable, quiet street in close proximity to fantastic shops, restaurants and artisan cafes. The delights of Stoke Newington and Highbury are a short walk away, as are local parks (Clissold Park, Finsbury Park, and Woodberry Wetlands). Excellent transport links are available via Arsenal (Piccadilly Line) and Finsbury Park station (Victoria Line & National Rail) plus easy connections to nearby regular local bus routes.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

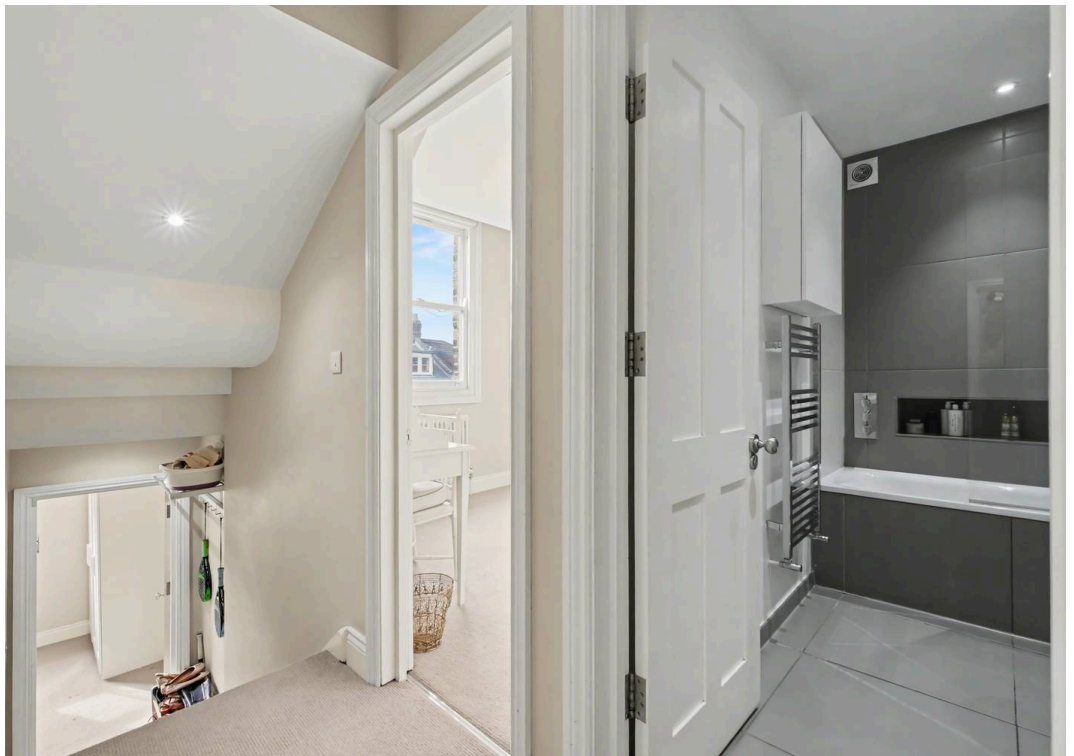
- 891 sq ft / 82.8 sq m - Internal Living Area
- Three Double Bedrooms
- Private Roof Terrace (South-West Facing)
- Split-Level Flat, Arranged over Upper Floors
- Spacious Open-Plan Reception Room
- Modern Kitchen and Bathroom
- Flooded With Natural Light Through Large Windows
- Excellent Cafes, Restaurants, Parks and Transport Links









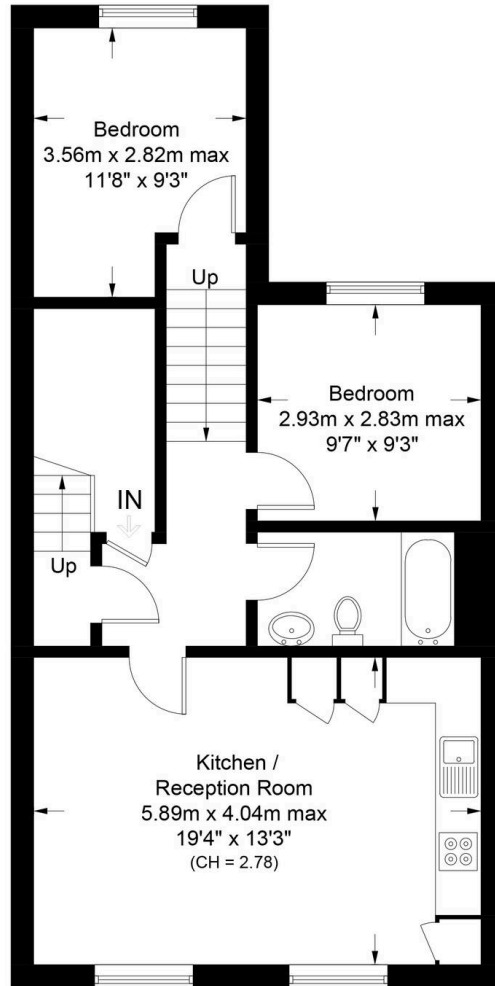




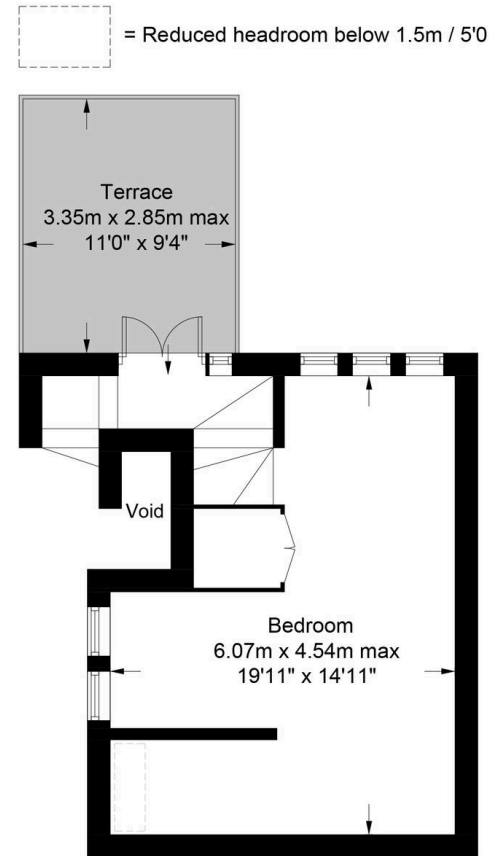
Wilberforce Road, N4

Approximate Gross Internal Area = 885 sq ft / 82.2 sq m
(Excluding Void)
Reduced Headroom = 6 sq ft / 0.6 sq m
Total = 891 sq ft / 82.8 sq m

DAVID ANDREW | your most valuable asset



Second Floor



Third Floor

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

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. (ID1281241)



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 id those of professional s. David Andrew Estates bility for any error contained in these particulars.

