



Plimsoll Road, N4 2EW

Guide Price £1,600,000

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asset

## Plimsoll Road, N4 2EW

Introducing an elegant five-bedroom Victorian mid-terrace house spanning 2,064 sq ft / 167.9 sq m of internal living area, located on sought-after Plimsoll Road. As you walk in to this beautiful family home, you'll be greeted by a bright and spacious double reception room with beautiful ornate period features and French doors providing side access to the garden.

Further down on the ground floor is a substantial, fully-fitted modern kitchen and casual dining space, leading straight out to the incredible south-west facing garden, full of wonderful fruit trees with plenty of greenery to enjoy with family and friends. Upstairs, there are five spacious double bedrooms and two family bathrooms. One bedroom enjoys direct access to a generous, sun-filled roof terrace, providing an additional private outdoor space. The ground floor also benefits from a separate WC and accessible cellar for added convenience.

Situated on tree-lined Plimsoll Road, the home enjoys proximity to excellent schools, parks, cafes, restaurants and amenities. Excellent transport links are a short walk away including Victoria and Piccadilly lines, as well as National Rail services, providing quick and easy access throughout London and beyond.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

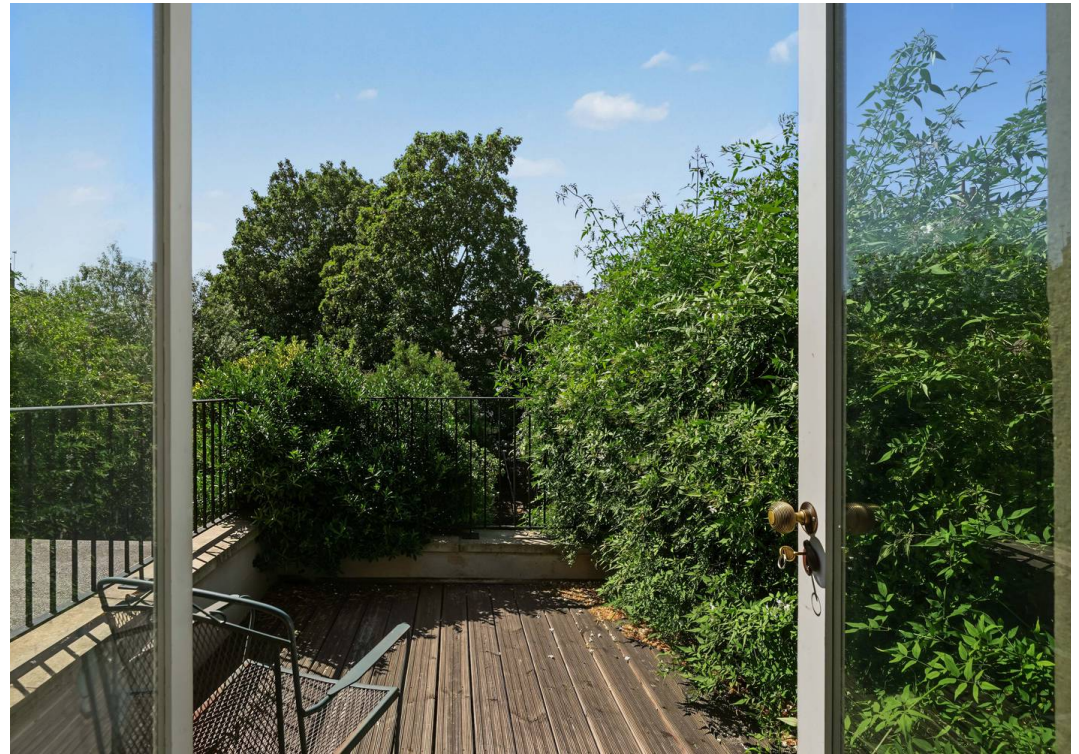
- Five Spacious Bedrooms, Two Family Bathrooms + Seperate W/C
- 2064 sq ft / 191.6 sq m (Including Cellar)
- Sun Filled Terrace
- Beautiful Large Garden
- Arranged Over Three Levels
- Period Features Throughout
- Highly Desirable Location
- Amazing Transport Links















## Plimsoll Road, N4

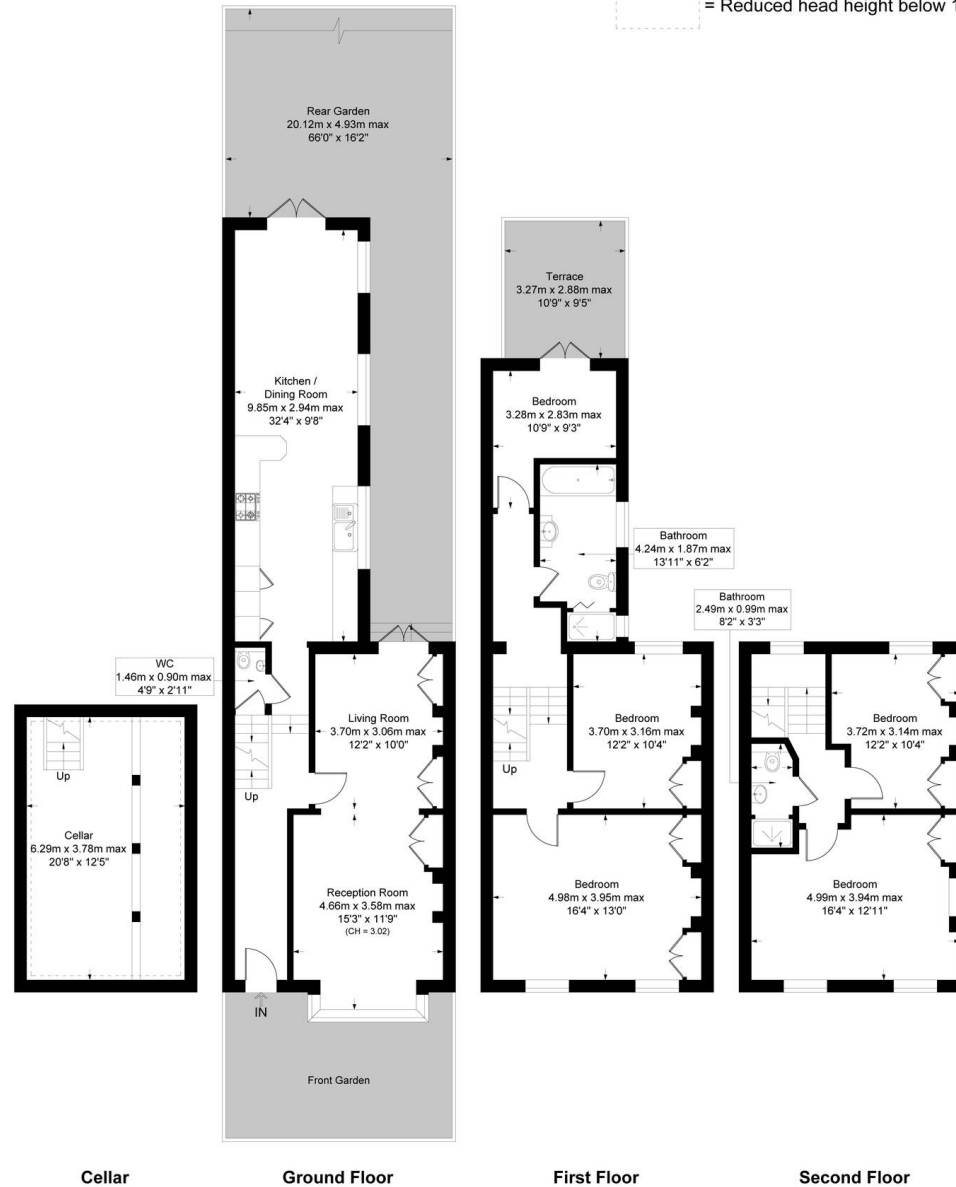
Approximate Gross Internal Area = 1808 sq ft / 167.9 sq m

Cellar Area = 256 sq ft / 23.7 sq m

Total Area = 2064 sq ft / 191.6 sq m

= Reduced head height below 1.5m

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### Finsbury Park Office

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### Property Management Office

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**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 decision reliant upon them.



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