

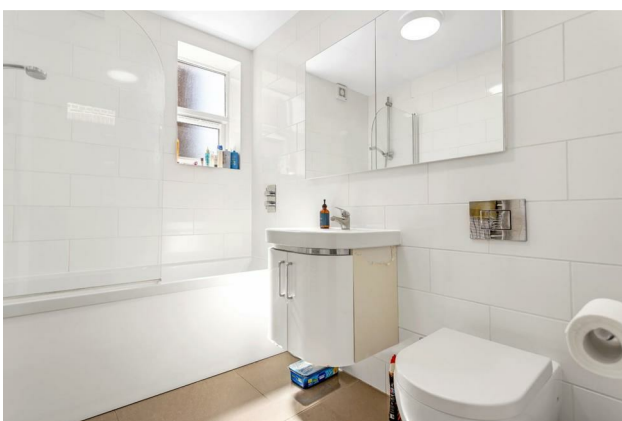
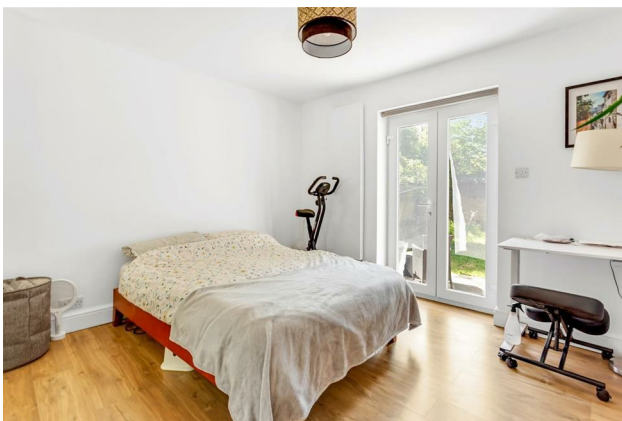
HUNTERS®

HERE TO GET *you* THERE

Alexandra Grove, London, N4

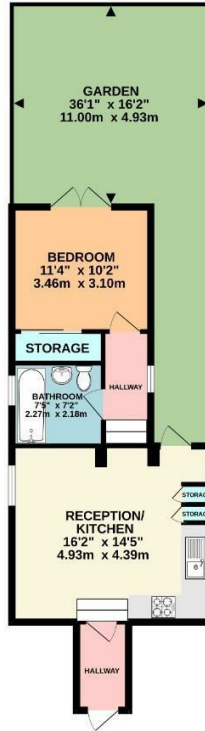
Asking Price £575,000

Property Images



Floorplan

GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 502sq.ft. (46.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, we cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Map



Details

Type: Flat - Conversion Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Summary

Offered to the market chain free is this beautifully presented one bedroom split level garden flat set within an attractive Victorian conversion on Alexandra Grove, N4. Measuring approximately 502 sq. ft. (46.6 sq. m.), the property benefits from a private rear garden for the sole use of the flat and well-proportioned accommodation arranged over two levels.

The accommodation comprises a bright and spacious open plan reception room and fitted kitchen with ample space for both living and dining. The generous double bedroom enjoys direct access to the rear garden, whilst the reception room also opens directly onto the garden, creating an excellent connection between the indoor and outdoor space. Completing the accommodation is a modern bathroom and useful storage. The property is presented in good condition throughout and would make an ideal first-time purchase or investment.

Alexandra Grove is a popular residential street ideally positioned between Manor House and Finsbury Park. Residents benefit from easy access to the wide open spaces of Finsbury Park and Clissold Park, together with the cafés, restaurants and independent shops of Stoke Newington Church Street and Highbury Barn.

Transport links include Finsbury Park Station (Victoria Line, Piccadilly Line and National Rail), Manor House Station (Piccadilly Line) and numerous bus routes providing swift access into The City, West End and beyond.