



Seven Sisters Road, Finsbury Park, N4 2EP

Offers in excess of **£300,000**

**DAVID
ANDREW**

your
most
valuable
asset

Seven Sisters Road, Finsbury Park, N4 2EP

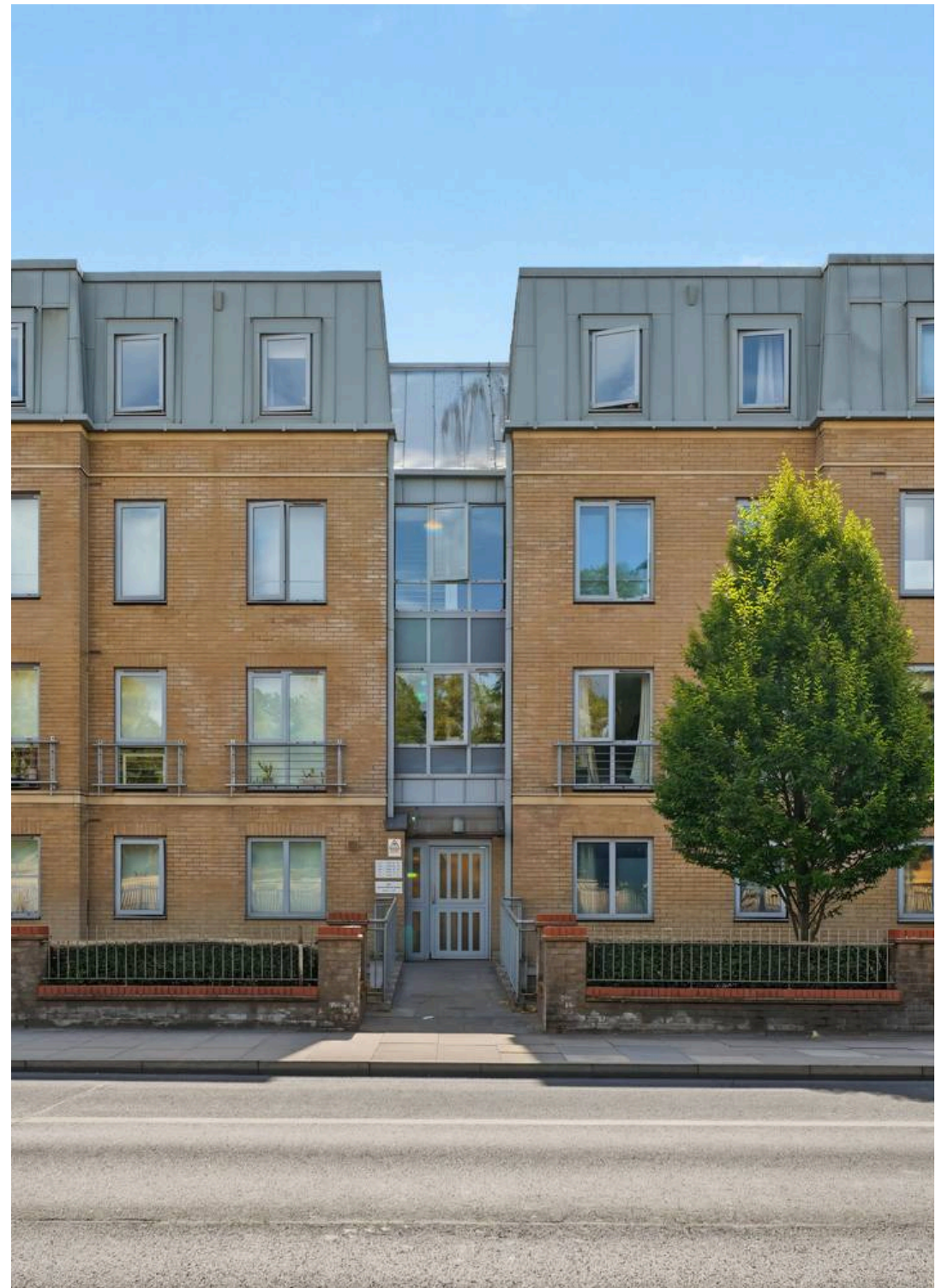
Perched in a sought-after corner position directly opposite Finsbury Park, this premium first-floor apartment is completely turn-key and ready to move straight into. The heart of the home is an expansive open-plan lounge and dining arena, wrapped in spectacular floor-to-ceiling windows that act as a natural sun-trap, flooding the space with daylight. The generous footprint easily accommodates a dedicated home office setup, beautifully complemented by solid oak flooring, excellent built-in storage, a separate high-spec integrated kitchen, and a contemporary bathroom. Built to high modern standards, this energy-efficient property boasts superb insulation that translates directly into highly predictable, low utility bills. Designed for an effortless lock-up-and-go lifestyle, the development offers premier security and convenience features, including a secure video entry system, lift access, and dedicated communal bike storage. Commuting is an absolute breeze with Manor House Station (Piccadilly line) just 2 minutes away and Finsbury Park Station (Victoria line & National Rail) an 8-minute walk, getting you to King's Cross, Oxford Circus and Moorgate all in 10-15 minutes. When you are off the clock, acres of protected green space act as your front garden with Finsbury Park, Clissold Park and Woodbury Wetlands all on your doorstep.

Council Tax Band: C

Tenure: Leasehold | 106 years remaining | SC: ~£2,400 p.a | GR: £250 p.a

EPC Energy Efficiency Rating: C

- Prime corner position with bright dual-aspect living space and floor-to-ceiling windows
- Just 2 minutes' walk to Manor House Underground Station (Zone 2), and an 8-minute walk to Finsbury Park Station
- Spacious open-plan living/dining room and separate fitted kitchen with integrated appliances
- Stylishly upgraded throughout, including solid oak flooring and a refurbished bathroom
- Lift access, video entry system and secure bike storage
- Excellent transport links to King's Cross, the City and the West End
- Vibrant selection of cafés, restaurants and local amenities nearby
- No onward chain





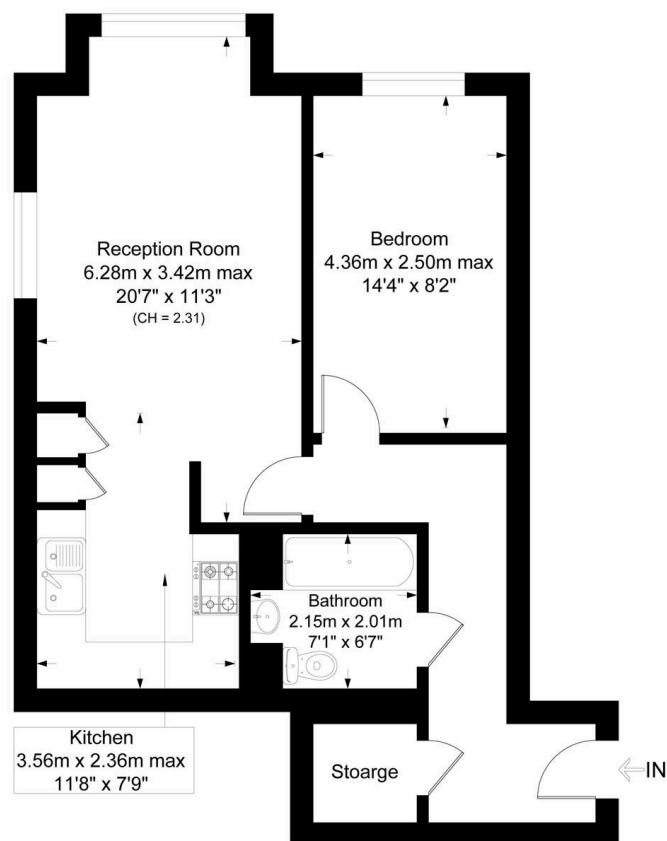




Seven Sisters Road, N4

Approximate Gross Internal Area = 580 sq ft / 53.9 sq m

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First 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



**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.



has been exercised in the preparation of these particulars, about the property must not be taken as representations of fact. Prospective applicants should rely upon their own and those of professional advisers. David Andrew Estates liability for any error contained in these particulars.

