



Plimsoll Road, London, N4 2ED

Guide Price **£1,800,000**

**DAVID
ANDREW**

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most
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asset

Plimsoll Road, London, N4 2ED

An impressive mid-terraced Victorian house featuring four bedrooms, two bathrooms and an abundance of character and charm throughout. The home is very well presented and is spread across three inviting levels spanning 1797 sq ft / 166.95 sqm (including cellar), making it a wonderful choice for a growing family. As you step inside the home, you'll notice beautiful period features throughout the entrance hallway and within the bright and spacious double reception. The double reception includes oak flooring, updated radiators, a charming fireplace, and direct access from the living room to the garden. Walking further down, a fully fitted modern kitchen with underfloor heating and an impressive cantilever glass cube extension that opens up completely to the garden, providing an abundance of light and indoor/outdoor living options. The beautiful west-facing garden is landscaped with a combination of granite tiling and grass, perfect for entertaining and relaxing. Upstairs, four spacious bedrooms, including a versatile loft conversion on the top floor with an ensuite. The house features two bathrooms plus a conveniently positioned guest toilet on the ground floor.

Nestled in sought-after Plimsoll Road, this peaceful and turnkey home offers easy access to excellent schools, transport links (Piccadilly and Victoria Lines as well as National Rail services) and expansive green spaces.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

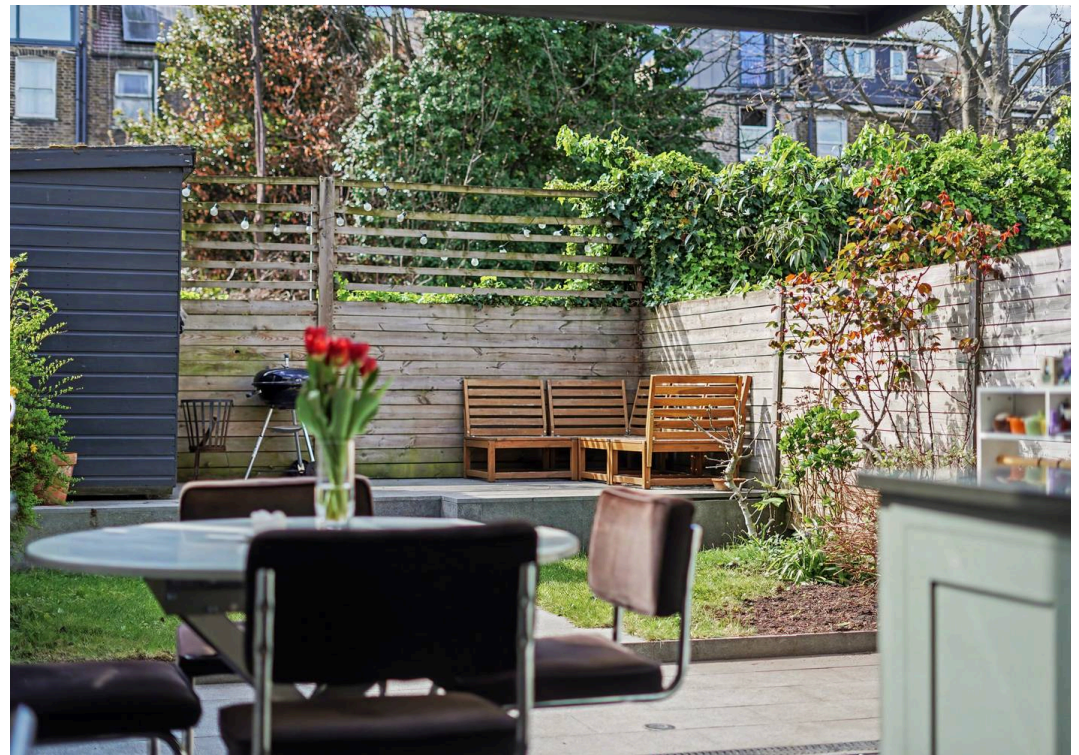
- Beautiful Mid-Terraced Victorian House
- 1797 sq ft / 166.95 sq m incl. Cellar
- Four Spacious Bedrooms, Two Bathrooms + WC
- Beautiful Landscaped West-Facing Garden
- Excellent Schools, Parks and Transport Links Nearby
- Turnkey Family Home with Charming Period Features
- Impressive Glass Cube Extension on Ground Floor + Loft Room Conversion with Ensuite
- Sold Chain-Free

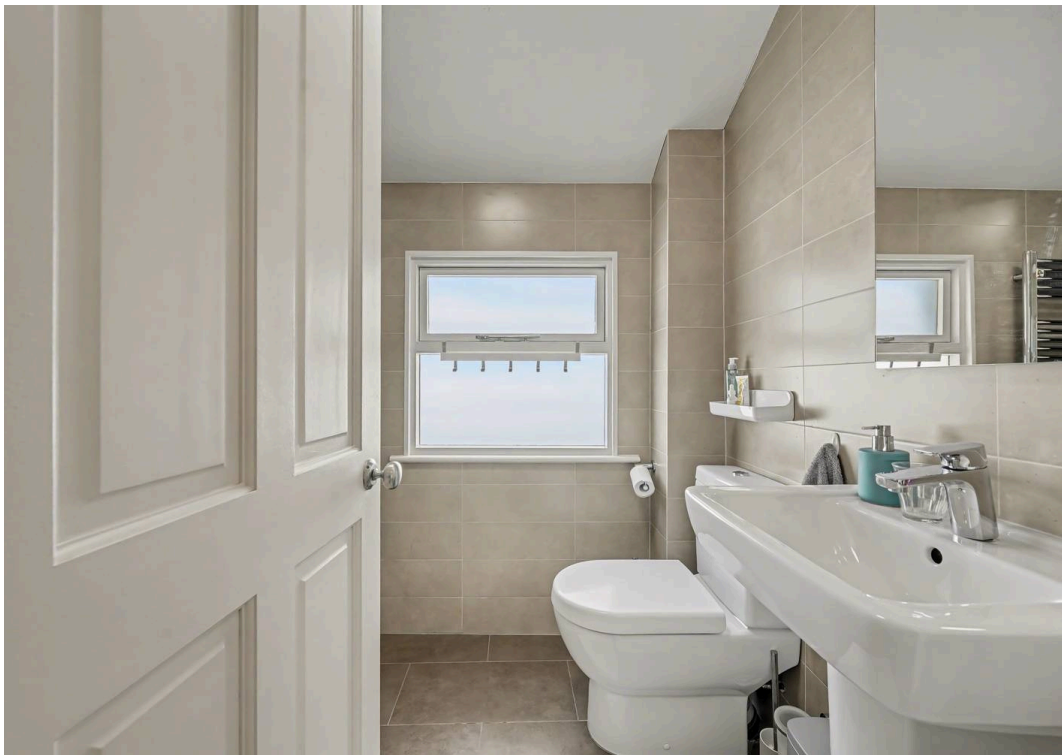
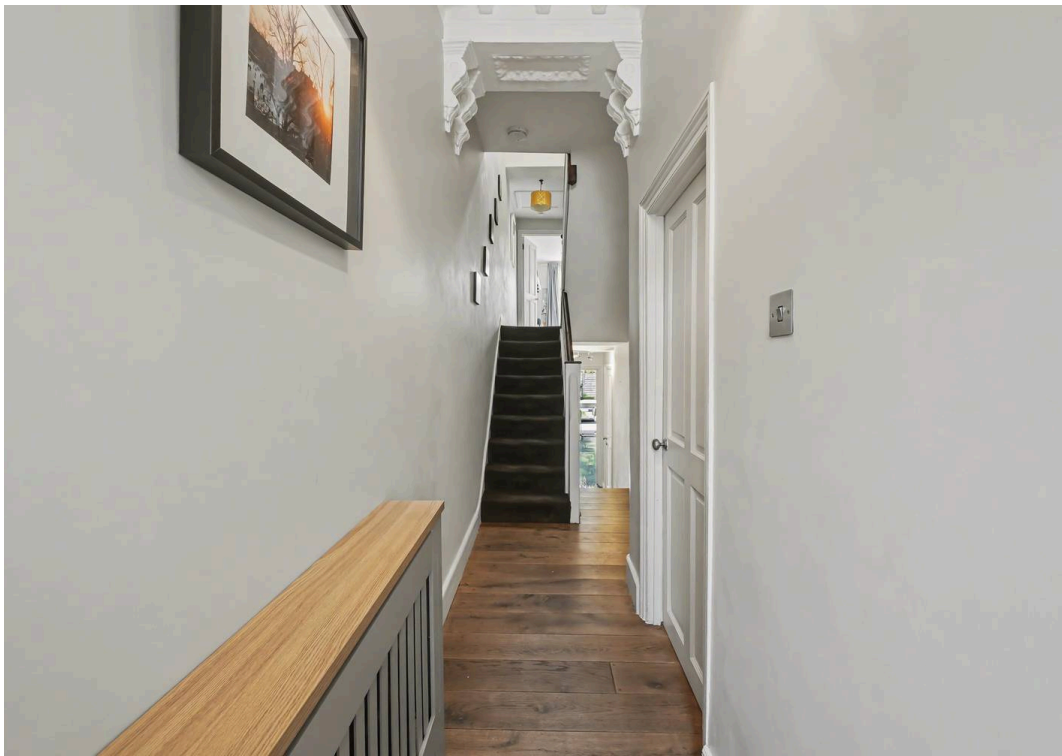










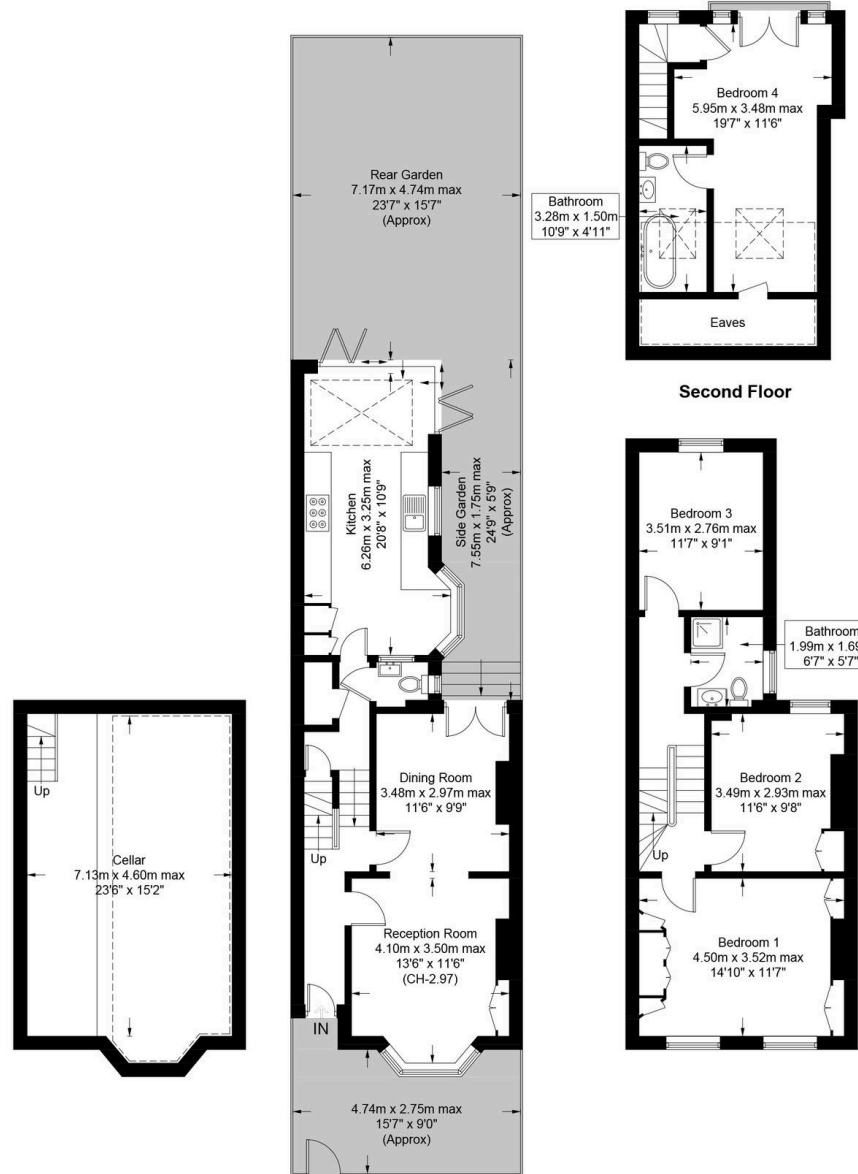




Plimsoll Road, N4

Approximate Gross Internal Area = 1438 sq ft / 133.57 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 359 sq ft / 33.38 sq m
Total = 1797 sq ft / 166.95 sq m

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Cellar

Ground Floor

First Floor

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. (ID1290069)



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

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

