



Adolphus Road, London, N4 2AZ

Guide Price **£625,000**

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asset

Adolphus Road, London, N4 2AZ

Introducing a beautiful two-bedroom flat spanning 738 sq ft (68.5 sqm) set within an attractive period conversion on the desirable and quiet Adolphus Road. Positioned on the second floor, this bright and spacious home is well presented throughout, enhanced by high ceilings and large sash windows that provide excellent natural light. The property features a generous reception room with an attractive fireplace feature, a separate kitchen, two large bedrooms and a modern bathroom.

Adolphus Road is perfectly placed for the amenities of Highbury, Finsbury Park and Stoke Newington, including fantastic cafes, restaurants, and pubs, as well as within easy reach of the green open spaces of Clissold Park and Finsbury Park. Excellent transport links are nearby, including the Victoria and Piccadilly Lines (Zone 2), National Rail services and regular local bus routes, making this an exceptionally well-connected and highly desirable location.

Tenure: Share of Freehold

EPC Energy Performance Certificate: D

- Internal Living Area – 738 sq ft / 68.5 sq m
- Sun-Filled Second Floor Flat
- Two Large Double Bedrooms
- Very Well Presented Throughout
- Spacious Reception Room with Feature Fireplace
- Separate Modern Kitchen
- Large Sash Windows Providing Excellent Natural Light
- Desirable and Quiet Road, close to Finsbury Park & Clissold Park
- Offered with Share of Freehold
- Amazing transport links – Victoria & Piccadilly Underground Lines as well as National Rail







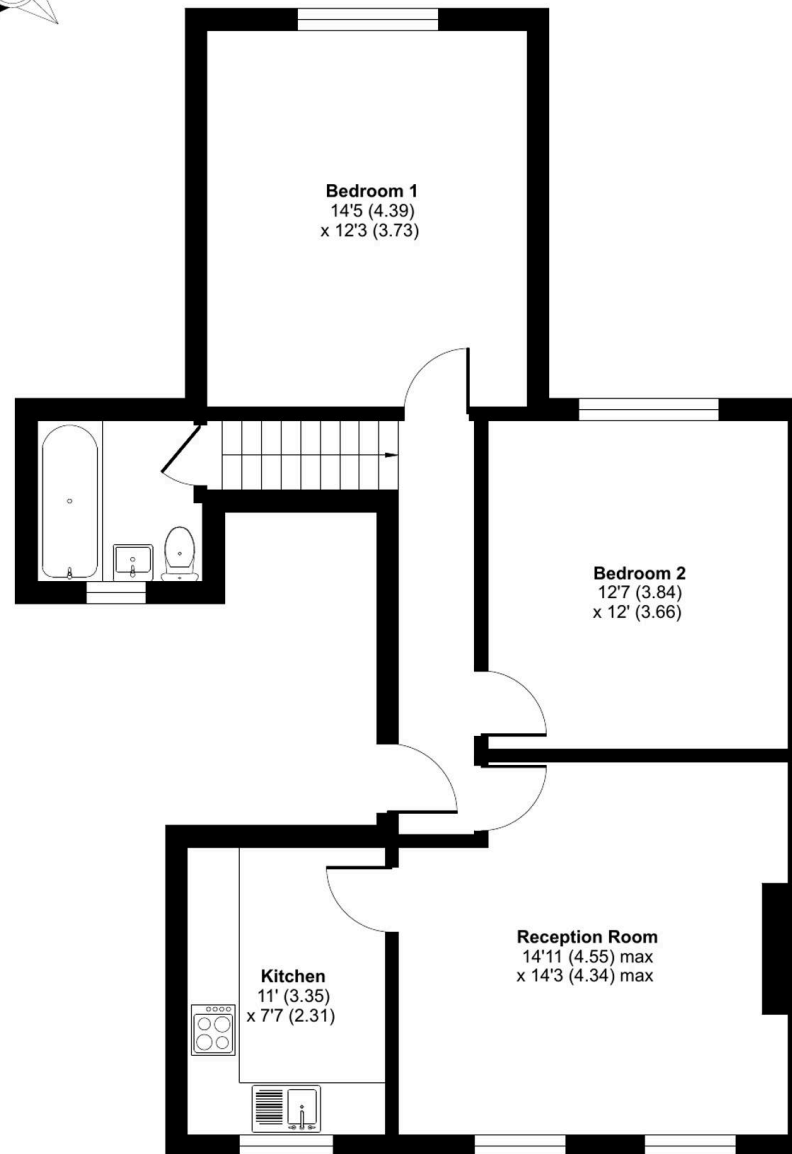
Adolphus Road London,, London, N4

Approximate Area = 738 sq ft / 68.5 sq m

For identification only - Not to scale

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SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcchcom 2022. Produced for David Andrew. REF: 916872



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