



Gloucester Drive, N4 2LE

In Excess of **£700,000**

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asset

Gloucester Drive, N4 2LE

Introducing this beautifully presented two bedroom, two bathroom split-level apartment set on Gloucester Drive, offering stylish interiors. Arranged over the lower and upper ground floors, this bright and spacious home spans 930 sq ft / 86.41 sq m of internal space. The lower ground floor features an impressive open-plan reception room, creating a fantastic entertaining and relaxation space. Bespoke built-in shelving spans one wall, adding character while providing excellent storage. The room flows seamlessly into a modern fitted kitchen featuring a breakfast bar and dining area. From the reception room, large double doors lead out to a private patio. Upstairs, the property offers two well sized bedrooms. The principal bedroom benefits from a beautiful bay window and generous proportions. There are also two modern bathrooms on this level, one featuring a full sized bath and the other a shower.

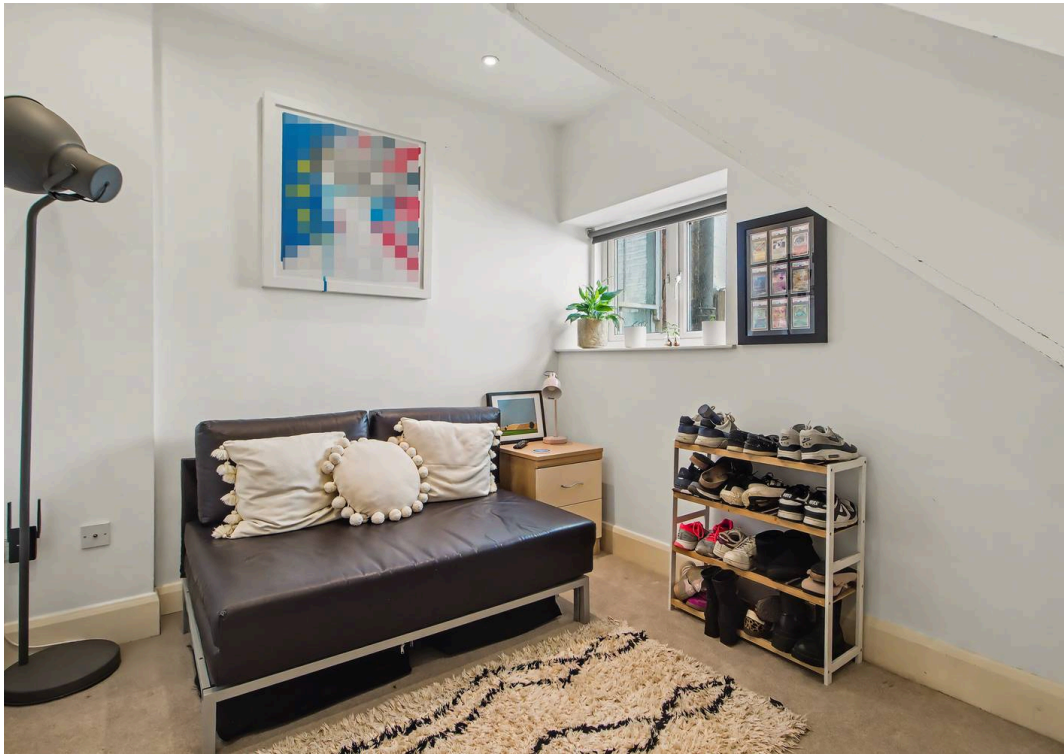
Gloucester Drive is a quiet road, within close proximity to shops & cafes and restaurants, and minutes walk to the pleasant green spaces of Finsbury Park, Clissold Park, and Woodberry Wetlands. Excellent transport links are available at Finsbury Park Station (Zone 2), offering Victoria and Piccadilly Underground lines, National Rail services and numerous bus routes, providing fast access across London.

Tenure: Leasehold | EPC Energy Efficiency Rating: C

- Approx. 930 sq ft / 86.41 sq m of internal space
- Two modern bathrooms
- Arranged over lower and upper ground floors
- Spacious open plan reception room
- Private patio measuring approx. 4.16m x 2.34m
- Located on a quiet residential street
- Close to excellent transport links and local amenities
- Flooded with natural light through large characterful bay windows
- 131 years remaining on the lease | Service charge (PA) £2136 | Ground Rent (PA) £250





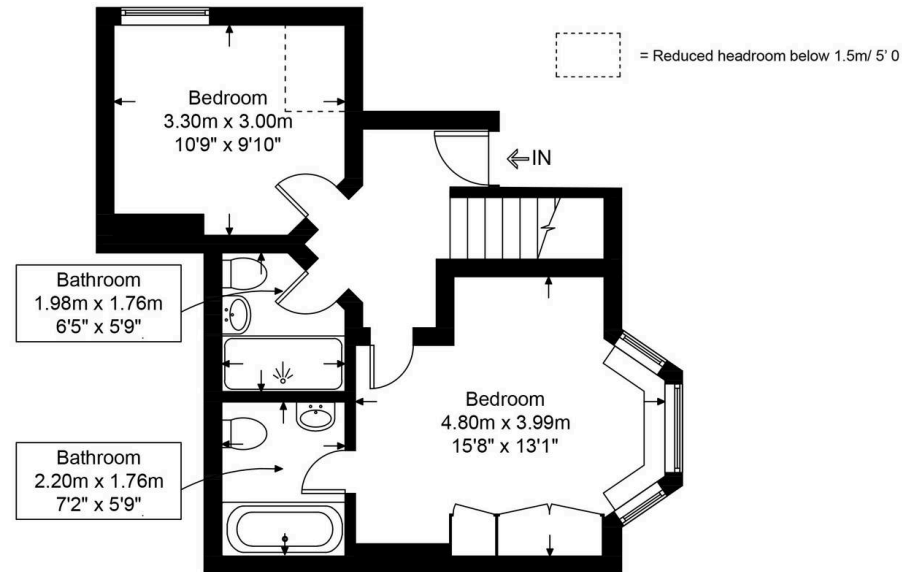




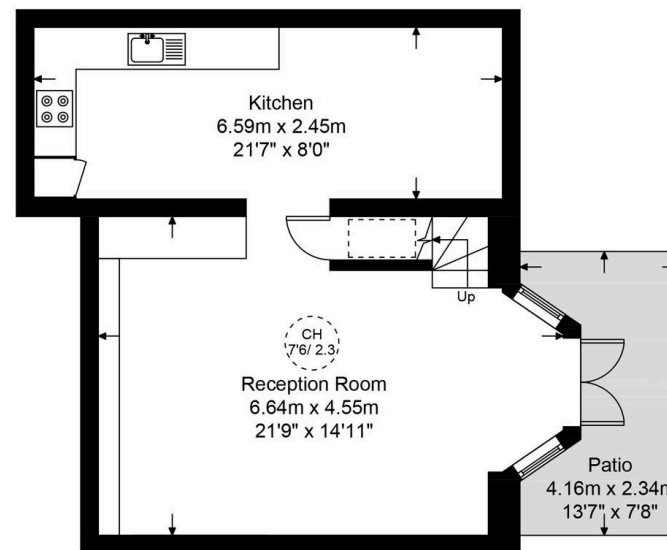
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Approximate Gross Internal Area = 914 sq ft / 84.9 sq m
Restricted Height = 16.2 sq ft / 1.51 sq m
Total Approximate Gross Internal Area = 930 sq ft / 86.41 sq m

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Upper Ground Floor



Lower Ground 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.

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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.



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