



44a Quernmore Road, Stroud Green, London N4 4QP

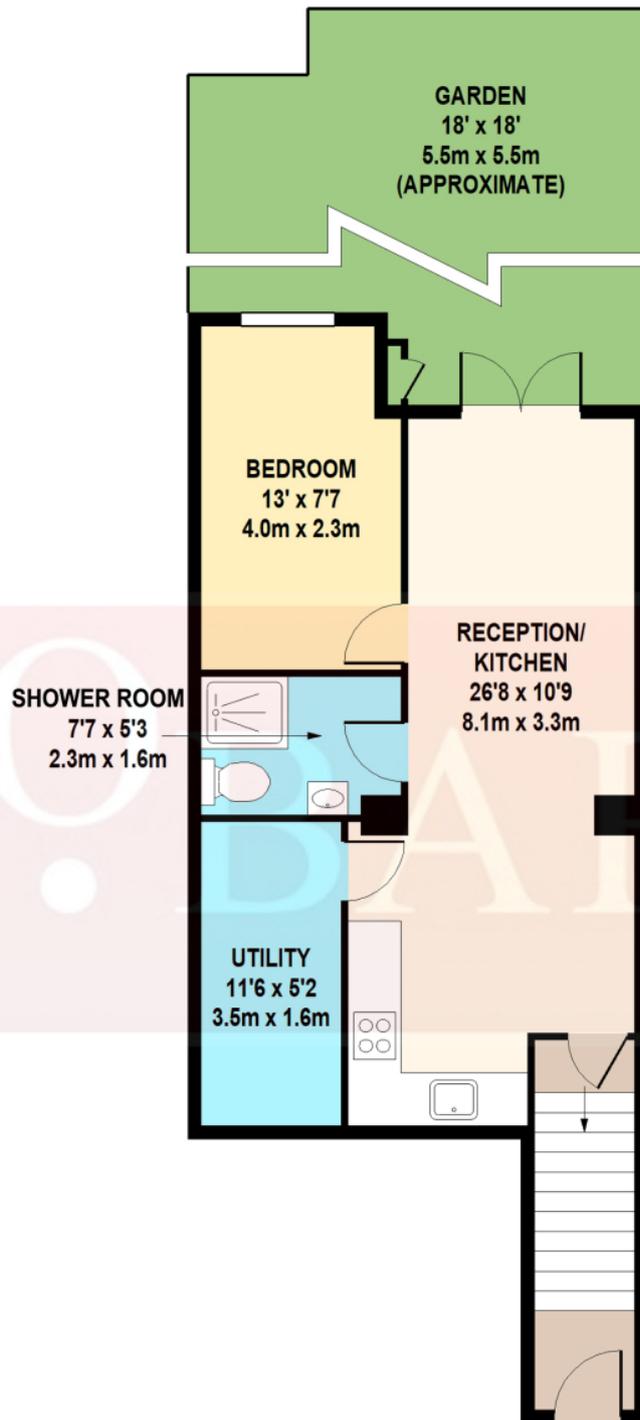
Asking Price £425,000

Spacious one-bedroom lower ground apartment with a private SE-facing garden in the heart of Stroud Green. Renovated to a high standard with a modern kitchen and luxury shower room. Open-plan kitchen/reception with dining area, large double bedroom, extra storage, and utility/walk-in wardrobe. Features include wooden floors, double-glazed windows, and glass doors to the garden. Quiet and private, close to Haringay Overground (trains to Kings Cross/Old Street), W5 bus to Archway via Crouch End, and within walking distance to Green Lanes and Finsbury Park. Nearby outdoor spaces include Finsbury Park and The Parkland Walk.

Hobarts Estate Agents
23 Ferme Park Road, Stroud Green, London, N4 4DS
stroudgreen@hobarts.co.uk
www.hobarts.co.uk
442083429000



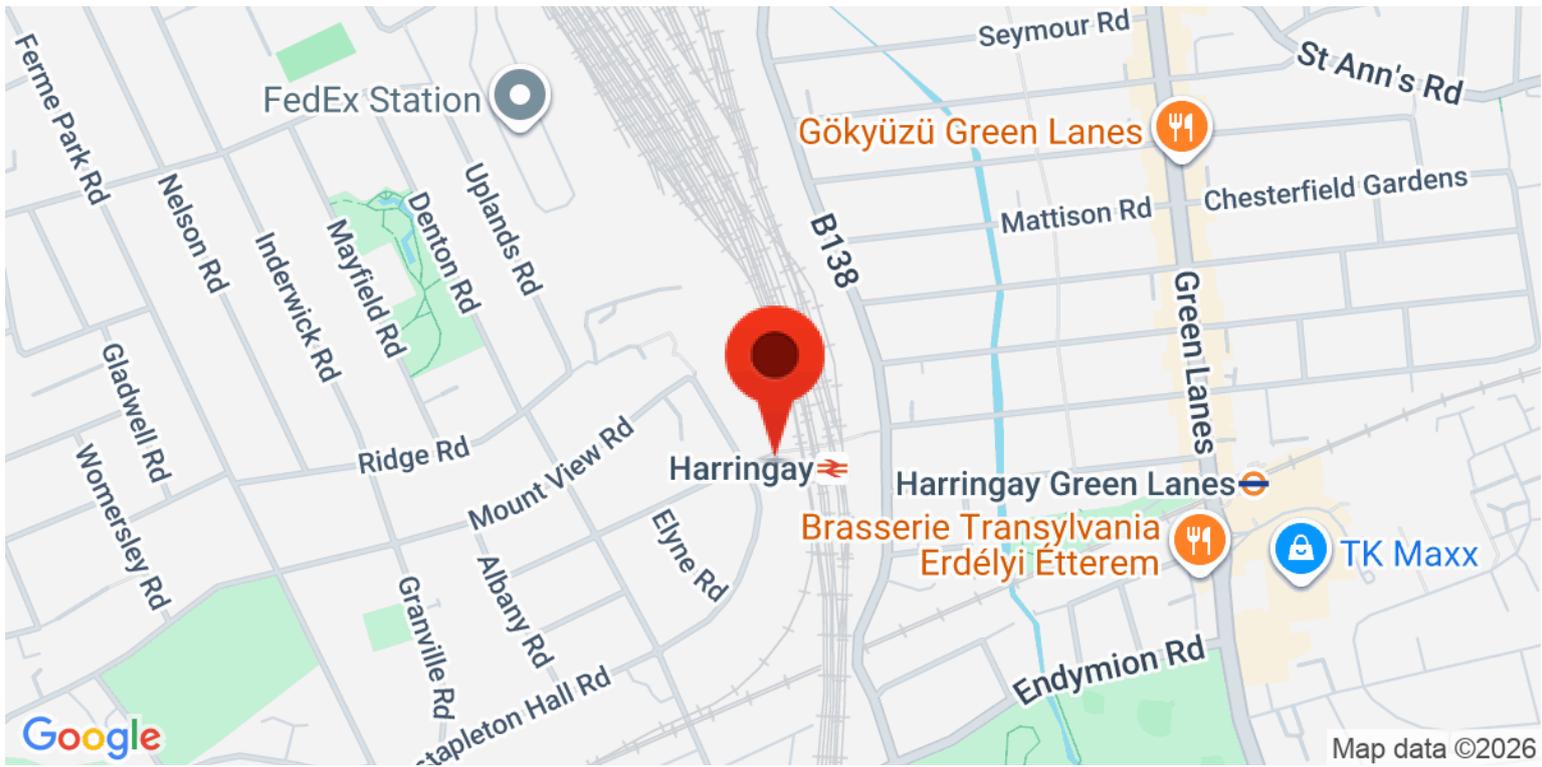
- One-bedroom lower ground flat
- Open-plan lounge & kitchen
- Extra storage room
- Moments from Haringay BR
- Chain Free
- Private garden
- Large double bedroom
- New Luxury shower room
- Close to Green Lanes, Finsbury Park & Crouch End
- Share of freehold



LOWER GROUND FLOOR

QUERNMORE ROAD
 TOTAL APPROX. FLOOR AREA 498 SQ.FT. (46 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure:

Share of Freehold

Ground rent:

Service Charges:

Local Authority:

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
442083429000

Contact:

23 Ferme Park Road, Stroud
Green, London, N4 4DS

stroudgreen@hobarts.co.uk
www.hobarts.co.uk



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.