



72a Blackstock Road, Finsbury Park, London, N4 2DR

Offers Over £475,000

- Arsenal Tube
- Close to Local Bars and Shops
- Finsbury Park Tube
- Private Garden

# 72a Blackstock Road, Finsbury Park N4 2DR

Beautifully laid out and well appointed, Alwyne Estates are delighted to present this ground floor converted flat within a fine Victorian end of terrace house, offered chain-free and comprising a good sized double bedroom, bright and airy living room, a recently renovated modern kitchen/diner, bathroom & WC, understairs storage space as well as sole use of a secluded, private rear garden. The front space provides bin storage and has recently been refurbished.

Situated in a sought after location between Finsbury Park & Highbury this property lies close to the junction with Ambler Road just a few minutes walk from Finsbury Park Mainline & Underground Station providing easy access to the City & West End and close to local shops, bars, and restaurants.

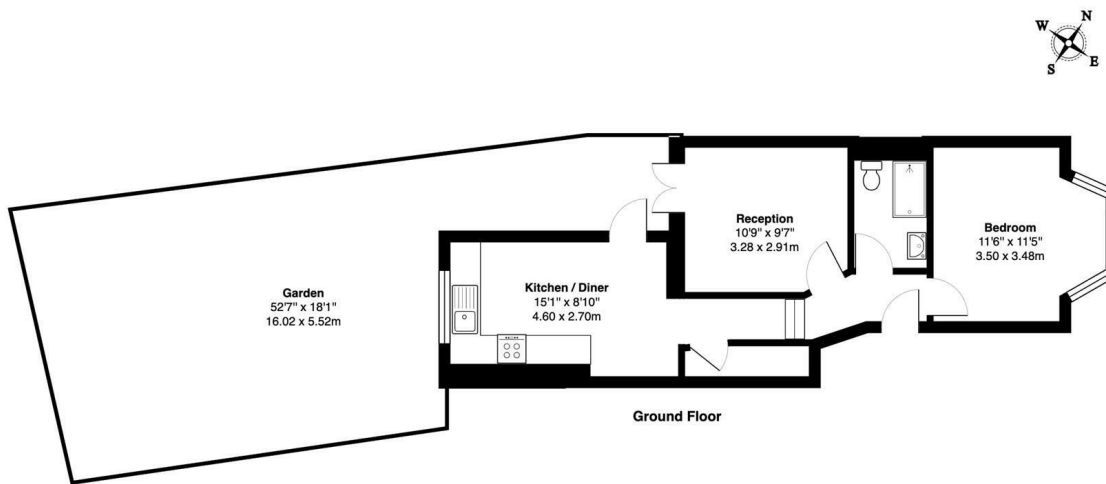
The property will be sold with a share of freehold.

The underlying lease has approximately 995 years unexpired.

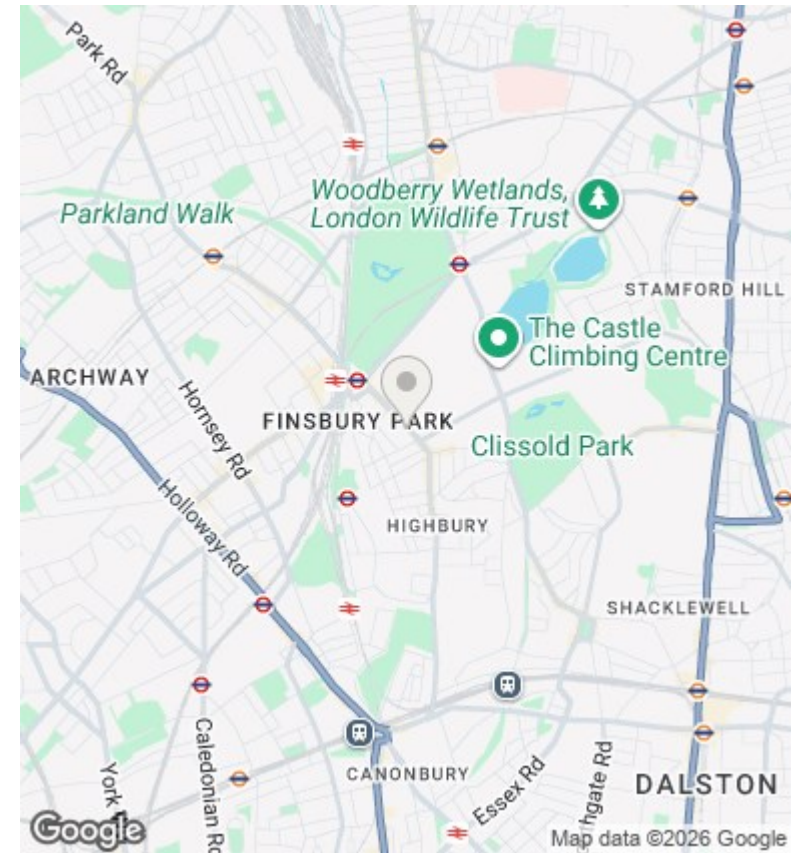


Council Tax Band: C





**Blackstock Road N4**  
 Total Gross Area: 463 ft<sup>2</sup> ... 43.0 m<sup>2</sup> (excluding garden)  
 All measurements are approximate and for identification guideline purposes only, not to scale.  
 Compliant with the RICS code of measuring practice



## Directions

## Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Full description

Beautifully laid out and well appointed, Alwyne Estates are delighted to present this ground floor converted flat within a fine Victorian end of terrace house, offered chain-free and comprising a good sized double bedroom, bright and airy living room, a recently renovated modern kitchen/diner, bathroom & WC, downstairs storage space as well as sole use of a secluded, private rear garden. The front space provides bin storage and has recently been refurbished.

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Service charge £0 although there is an annual contribution to Buildings Insurance which is £350 pa

Ground rent £0

Price £499,000

LB Islington





