

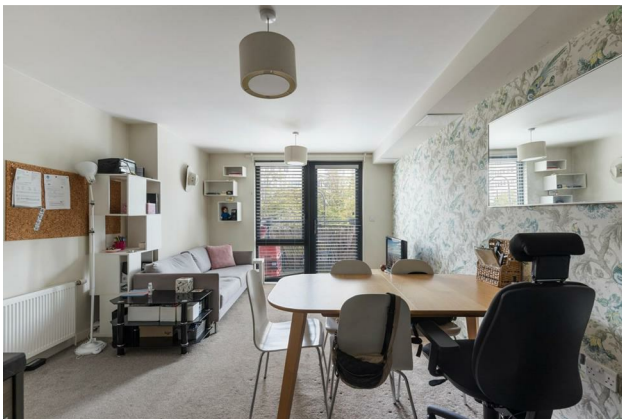
# HUNTERS®

HERE TO GET *you* THERE

**Pooles Park, London, N4**

**Asking Price £375,000**

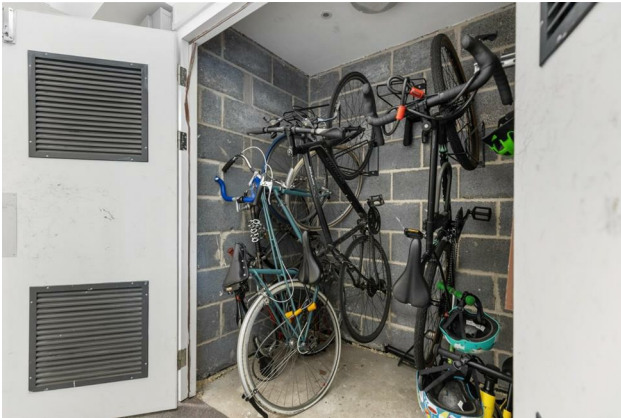
**Property Images**



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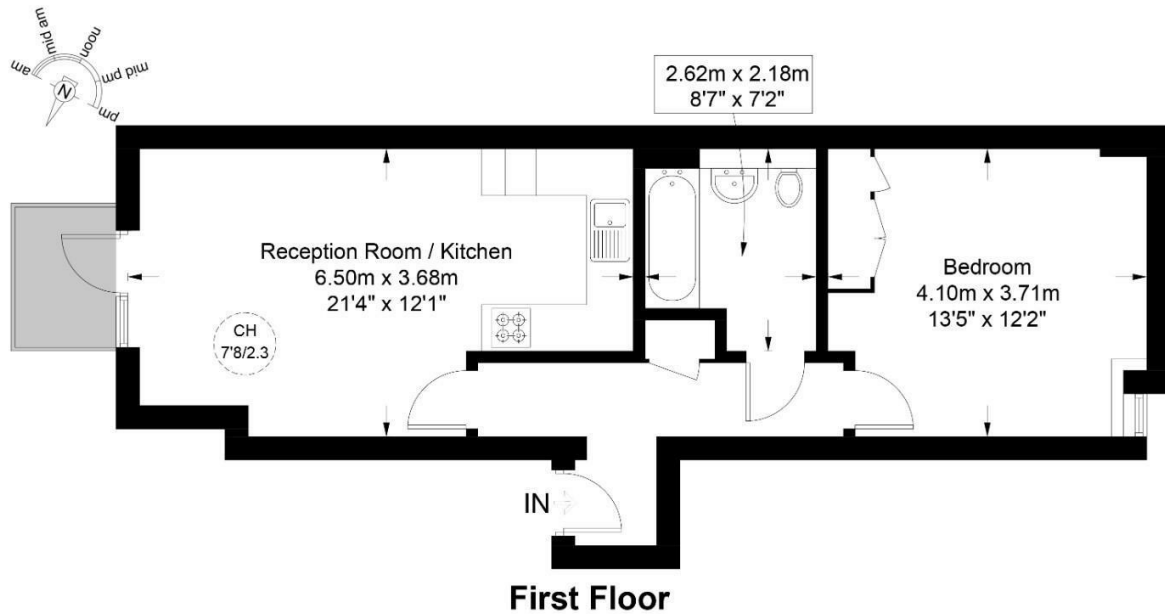
## Property Images



## Floorplan

Pooles Park, N4

Approximate Gross Internal Area = 526 sq ft / 48.9 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

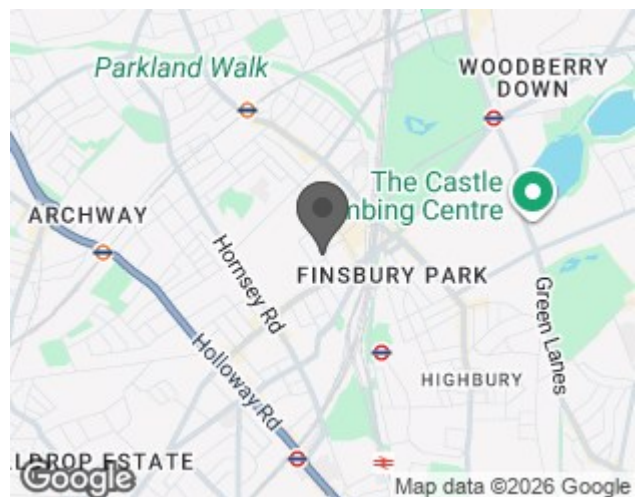


Certified  
Property  
Measurer

## EPC

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 83                      | 83        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (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 |           |

## Map



## Details

Type: Flat - Purpose Built Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

Available chain free, this well-proportioned one-bedroom apartment is arranged on the first floor of a modern purpose-built development on Pooles Park, N4. Offering approximately 526 sq ft of internal accommodation, the property also benefits from a private balcony.

The accommodation comprises an entrance hallway leading into a spacious open-plan reception room and kitchen, measuring over 21 feet in length and providing ample space for both living and dining areas. Full-height glazed doors allow plenty of natural light into the room and open directly onto the private balcony. The kitchen is fitted with a range of contemporary units and work surfaces.

The generous double bedroom measures approximately 13'5 x 12'2 and benefits from built-in wardrobes, while the bathroom is fitted with a three-piece suite with a shower over the bath. The development also provides residents with secure bicycle storage.

Pooles Park is conveniently positioned within easy reach of the shops, cafés, restaurants and amenities found along Stroud Green Road, Seven Sisters Road and Holloway Road, while the wide open spaces of Finsbury Park are also nearby. Transport connections are excellent, with Finsbury Park Station providing National Rail services together with the Piccadilly and Victoria lines, offering convenient access into the City and West End.

## Features

- Available chain free
- One-bedroom apartment
- First floor
- Approximately 526 sq ft
- Private balcony
- Spacious open-plan reception room and kitchen
- Generous double bedroom with fitted wardrobes
- Modern purpose-built development
- Secure bicycle storage
- Excellent transport connections