



**Alexandra Grove, N4 2LG**  
**£450,000**

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valuable  
asset

## Alexandra Grove, N4 2LG

This beautifully presented one-bedroom period flat (489 sq ft / 45.4 sq m) is set on the first floor of an attractive Victorian conversion on Alexandra Grove, a quiet no-through road. The property is bright and well-proportioned, featuring a spacious open-plan reception room, with a modern kitchen and a contemporary bathroom. Complemented by a generously sized bedroom, complete with bay windows that create a bright and airy atmosphere.

Set in a prime location, you'll have parks, trendy cafes, shops, and excellent transport links at your doorstep. With the Underground (Piccadilly and Victoria Line), National Rail, and buses nearby, commuting to central London is a breeze. A perfect home for those seeking charm, convenience, and connectivity in North London.

Council Tax band: C

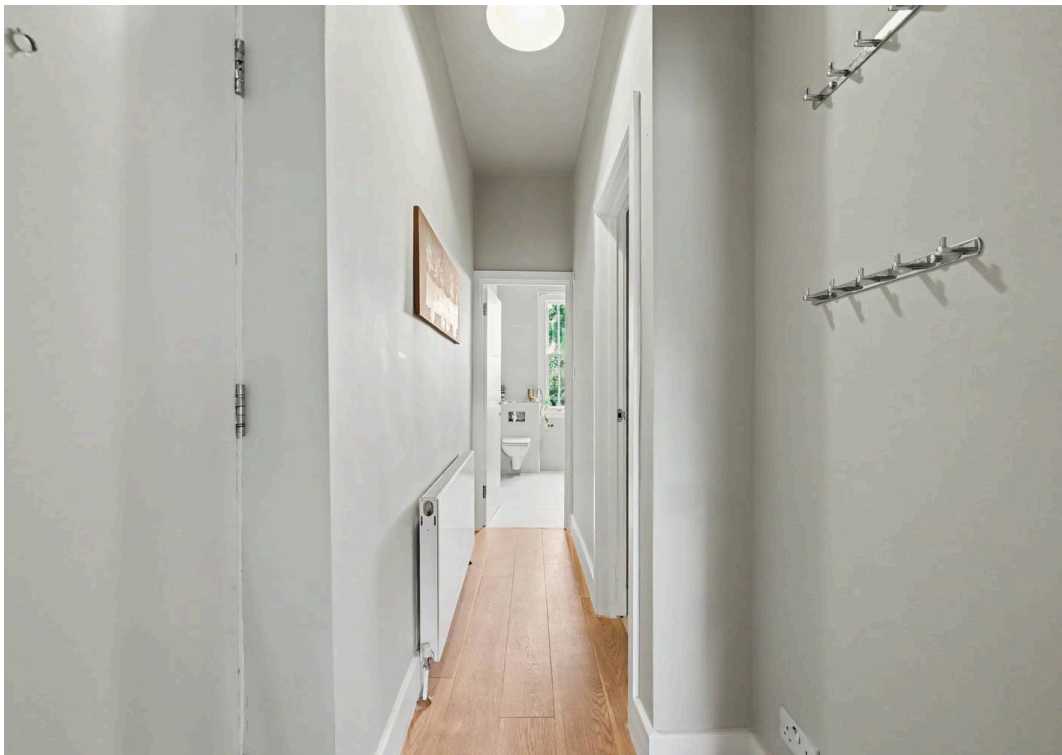
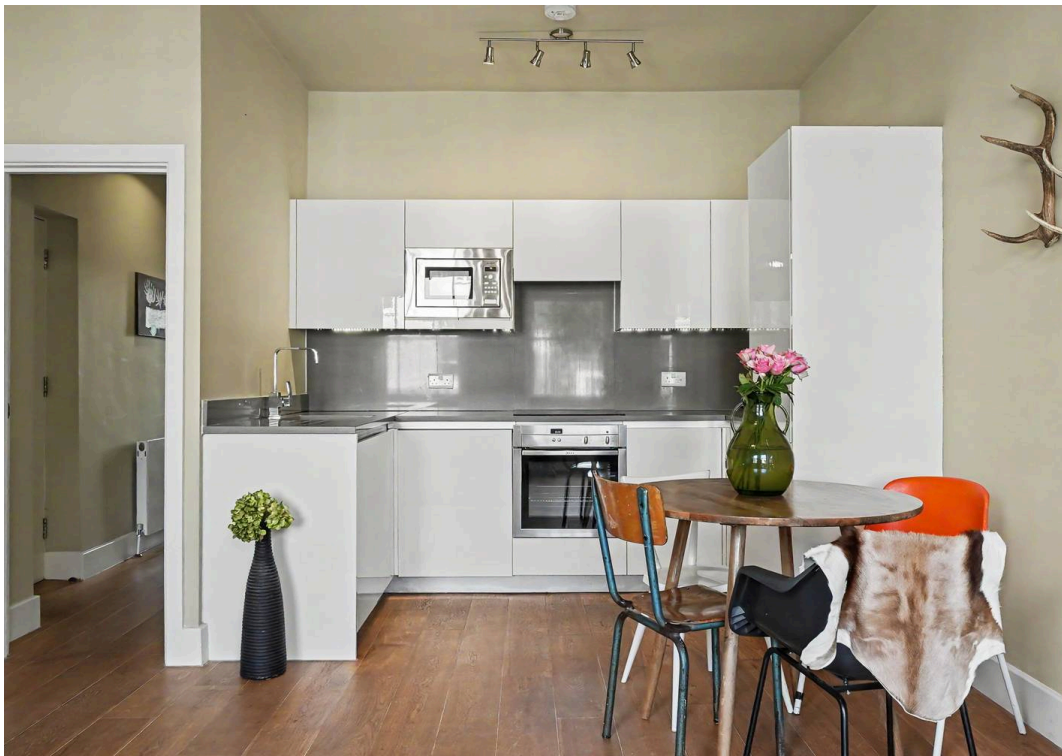
Tenure: Leasehold

EPC Energy Efficiency Rating: D

- 489 sq ft / 45.4 sq m
- One double bedroom
- Open Plan Reception
- Modern kitchen
- Flooded with natural light
- First floor flat in a period conversion
- Excellent transport links via Finsbury Park Station
- Walking distance to Clissold Park, Stoke Newington & local shops





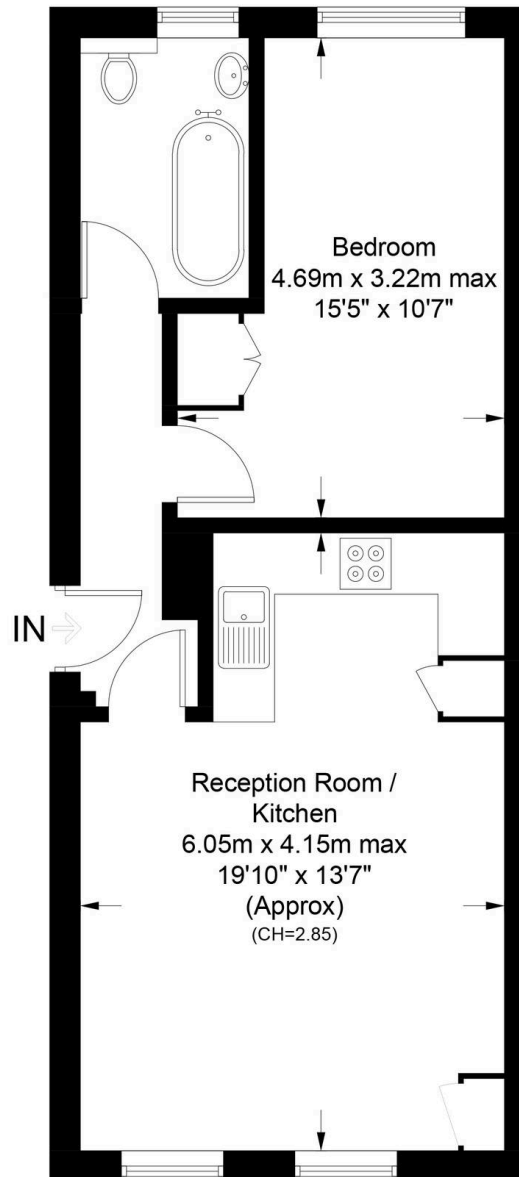




# Alexandra Grove, N4

Approximate Gross Internal Area = 489 sq ft / 45.4 sq m

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## First 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. (ID1287626)



as been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own i those of professional s. David Andrew Estates ility for any error contained in these particulars.

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### Property Management Office

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