

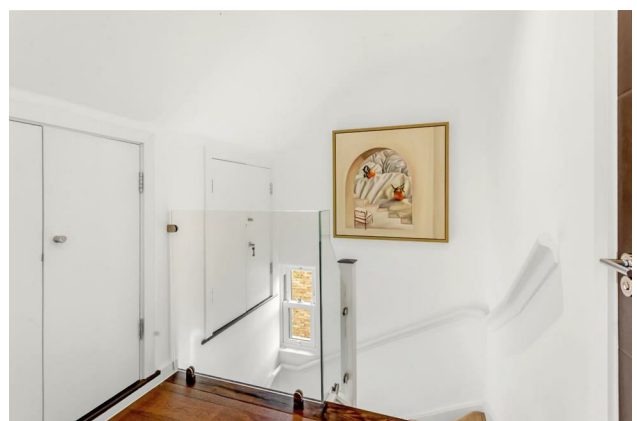
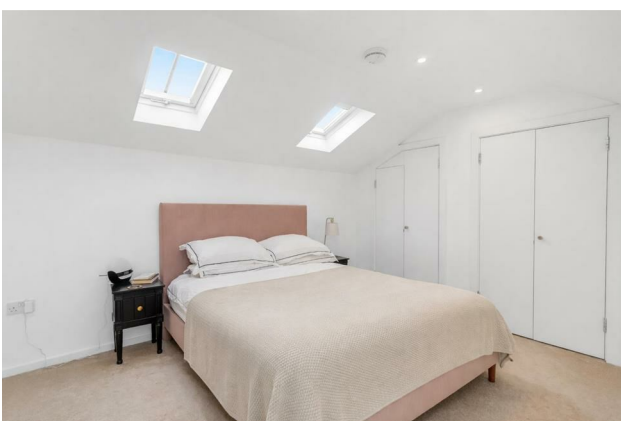
# HUNTERS®

HERE TO GET *you* THERE

**Adolphus Road, London, N4**

**Asking Price £780,000**

**Property Images**



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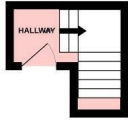
## Property Images



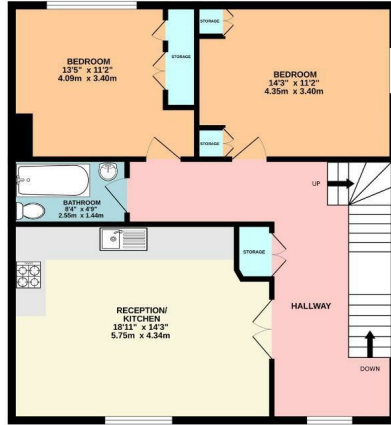
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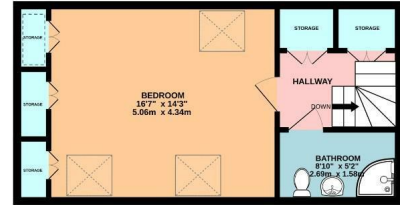
FIRST FLOOR  
49 sq. ft. (4.6 sq.m.) approx.



SECOND FLOOR  
800 sq. ft. (77.2 sq.m.) approx.



THIRD FLOOR  
384 sq. ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 5/2025



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	59
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Apartment - Conversion Beds: 3 Bathrooms: 2 Receptions: 1  
Tenure: Leasehold

Offered to the market, this beautifully presented three bedroom split level period conversion, set across the upper floors of an imposing Victorian building. This light and airy home offers approximately 1,273 sq ft (118.3 sq m) of well arranged internal accommodation and is presented in excellent condition throughout, with the layout arranged over two levels creating a great sense of space and separation.

The accommodation comprises a spacious open plan kitchen and reception room ideal for both everyday living and entertaining, three well proportioned double bedrooms and two contemporary bathrooms. The top floor principal bedroom is a standout feature, offering a generous footprint, fitted storage and an abundance of natural light via skylights, while further benefits include ample built in storage throughout.

Adolphus Road is a quiet residential street ideally positioned within easy reach of the many bars, restaurants and independent coffee shops of Finsbury Park, Stroud Green and Stoke Newington, as well as the wide open spaces of Finsbury Park and Clissold Park. Transport links are excellent with Finsbury Park Station providing access to the Victoria Line, Piccadilly Line, National Rail and Thameslink services, along with a variety of bus routes offering convenient access into The City and West End.

## Features

• Chain free • Good condition throughout • Three bedrooms • Two bathrooms • Period conversion • Top floor • Split level • Close to transport links • Close to Finsbury Park • Close to Clissold Park