



CHATTERTON ROAD, LONDON, N4
£1,250,000 FREEHOLD

A STUNNING, THREE BEDROOM FAMILY HOME POSITIONED ON A POPULAR TREE LINED STREET IN N4.

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DESCRIPTION:

A superb, three-bedroom Victorian house situated on one of N4's most popular streets. Standing close to 1,100 sqft, the property is presented in fantastic condition and has wonderful potential to extend STPP. Upon entering at the ground floor, you are welcomed into a stunning double reception room complete with tasteful decoration and a south facing bay window. Leading down a small set of stairs past a utility area and downstairs wc, is a well-proportioned kitchen leading out into a fully private mature garden complete with patio and grassed area creating the perfect entertaining space. The first floor occupies 3 good sized bedrooms, the master benefiting from large, south facing, double glazed sash windows, with the second and third bedroom positioned either side of a modern family bathroom. The property is completed with a sizeable loft space and ample storage throughout.

Chatterton Road is a tree-lined street in the Blackstock triangle which is renowned for its neighbourly feel. Furthermore, the property falls within the catchment area of several local schools rated "Outstanding" by Ofsted including the very popular Gillespie and Ambler Schools. The property is perfectly situated for an array of local amenities including independent shops, restaurants and coffee shops as well as being in easy reach of three local parks and Gillespie nature reserve. Upper Street is only a short distance away and transport links are some of the best around with Arsenal station providing the Piccadilly line and Finsbury Park offering overground services (including the Thameslink network serving the City/Moorgate and Gatwick Airport) and underground services on the Victoria/Piccadilly lines. Numerous bus routes offer effortless transport to the City and West End.

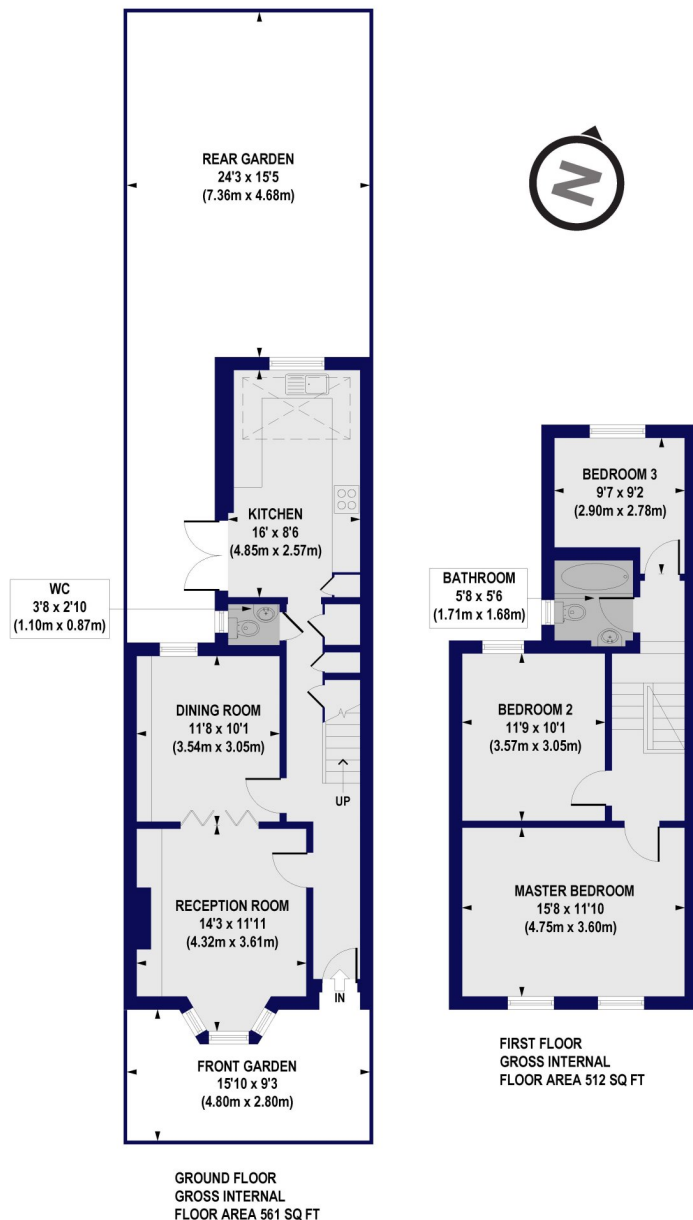
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Approx. Gross Internal Floor Area 1073 sq. ft / 99.65 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
46	78
England, Scotland & Wales	
EU Directive 2002/91/EC	

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