



EADE ROAD, LONDON, N4
£425,000 FREEHOLD

**A RARE FREEHOLD PROPERTY MOMENTS FROM
FINSBURY PARK AND MANOR HOUSE STATION,
N4.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A rare opportunity to buy a freehold one bedroom bungalow, set on a quiet residential road just moments from Finsbury Park. Offered chain free and in good condition throughout.

The property offers around 481 sq. ft. of internal space and is arranged across a single level. The open plan reception and kitchen is a comfortable size, with enough room for both living and dining. The bedroom is a generous double, positioned separately from the main living space, and there is a modern shower room accessed off the hallway.

The layout works well, with a proper entrance area and useful storage, giving a sense of separation between rooms rather than everything opening directly into one space.

The property has been well looked after, including a recently replaced roof, and is ready to move into.

Eade Road is well placed for both Finsbury Park and Manor House. The park itself is just a short walk away, while Manor House station provides quick access into central London via the Piccadilly line. There are plenty of local shops, cafés and restaurants nearby, and the area continues to grow in popularity with buyers looking for good transport links and green space.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.



Eade Road, N4
Approx. Gross Internal Floor Area 481 sq. ft / 44.66 sq. m



GROUND FLOOR

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.

Winkworth

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK250152>

Tenure: Freehold

Term: 0 year and 0 months (Subject to change)

Service Charge: £0 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: A

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.