



Wightman Road, N4

£375,000 *Share of Freehold*

A beautifully presented one-bedroom top-floor Victorian conversion, set on a highly sought-after road just moments from the open green spaces of Finsbury Park—an ideal opportunity for first-time buyers.

Extensively renovated in 2020, the property has been thoughtfully redesigned to a high standard throughout, offering an abundance of natural light alongside clever, creative storage solutions.



KEY FEATURES

- Top-floor one-bedroom Victorian conversion
- Sought-after location near Finsbury Park
- Renovated to a high standard in 2020
- Bright throughout with smart storage
- Spacious living room with dormer window/roof light
- Modern, semi open-plan kitchen
- Generous bedroom with mirrored wardrobe
- Contemporary bathroom suite
- Large private sun terrace with London views



Harringay

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The second-floor apartment is accessed via a well-maintained communal staircase.

Upon entering, you'll find a practical storage area to the left, which could also serve as a compact study space with natural lighting. Straight ahead is a bright and inviting living space, complete with parquet flooring, a modern kitchen with full size fridge/freezer, dishwasher and washer/dryer and a striking dormer window and skylight that enhances character.

The spacious bedroom provides ample storage and leads through to a sleek, contemporary bathroom suite, as well as a sun-drenched large private terrace with far-reaching views across North London and Alexandra Palace —perfect for outdoor dining, entertaining, or simply relaxing.

The property is offered chain-free and comes with a share of the Freehold with zero (peppercorn) ground rent, extended 998-year lease and low maintenance costs.

Ideally located within easy walking distance of the vibrant bars and restaurants of Stroud Green and Green Lanes, as well as excellent transport links including Finsbury Park, Manor House Underground Station (Piccadilly Line), and Harringay Green Lanes Overground.

Please contact the Sales department at Winkworth Harringay office to arrange an appointment to view 020 8800 5151-harringay@winkworth.co.uk



MATERIAL INFORMATION

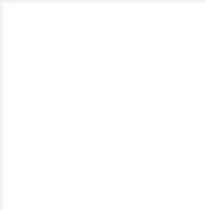
Tenure: Share of Freehold
Service Charge: £1308 per annum
Ground Rent: £ 0
Council Tax Band: B
EPC rating: C
Is the property listed: Property is not listed



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

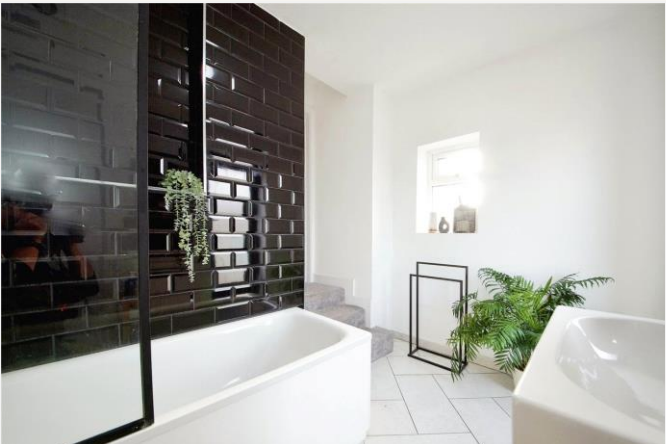


For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/HAR260152>

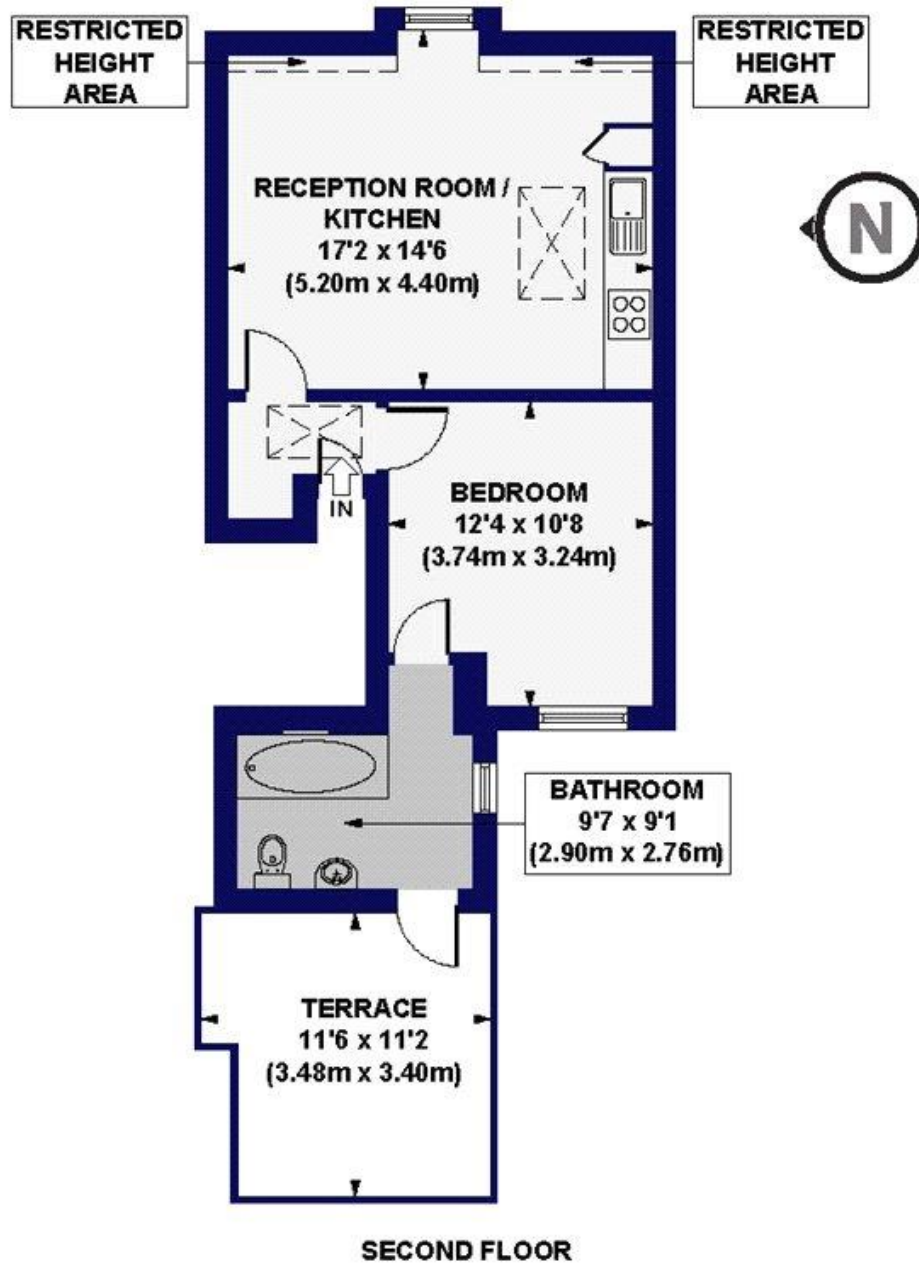
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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Approx. Gross Internal Floor Area 460 sq. ft / 42.70 sq. m(Including Restricted Height Area)

Approx. Gross Internal Floor Area 451 sq. ft / 41.86 sq. m(Excluding Restricted Height Area)



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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