



Ironworks Yard, N4

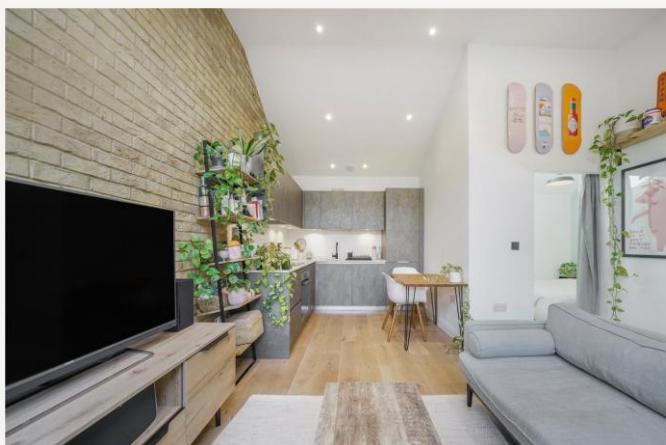
£475,000 *Leasehold*

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Set within the award-winning Ironworks Yard development by indigo Scott, this beautifully crafted one-bedroom ground floor apartment offers 383 sq ft (approx. 35.58 sq m) of thoughtfully designed living space in the heart of the Stroud Green Conservation Area.

KEY FEATURES

- Open-plan living, dining and kitchen area
- Bespoke Italian kitchen
- Secure gated entry with video system
- Communal landscaped courtyard gardens
- Short walk from Finsbury Park Station



Crouch End

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Part of an exceptional collection of just seven uniquely imagined homes, the apartment combines industrial heritage with refined contemporary design. The open-plan living, dining and kitchen area provides a stylish yet comfortable space to relax or entertain, enhanced by distressed engineered oak flooring, a striking raw brick feature wall and recessed downlighting on dimmer controls. Underfloor heating runs throughout.

The bespoke Italian kitchen is finished in muted copper and zinc tones, complemented by white composite granite worktops and fully integrated Bosch appliances, including induction hob, oven, fridge freezer, dishwasher and washer-dryer.

The bedroom comes complete with hand-built and painted timber wardrobes and soft stone-coloured carpeting.

Residents enjoy secure gated entry with video system, communal landscaped courtyard gardens, on-site bike storage and concealed bin store. On-street parking permits are available via Haringey Council.

Located just a short walk from Finsbury Park station, with direct connections reaching Moorgate in 15 minutes and Oxford Circus in 9 minutes, this is a rare opportunity to enjoy tranquil, design-led living within one of North London's most vibrant neighbourhoods.

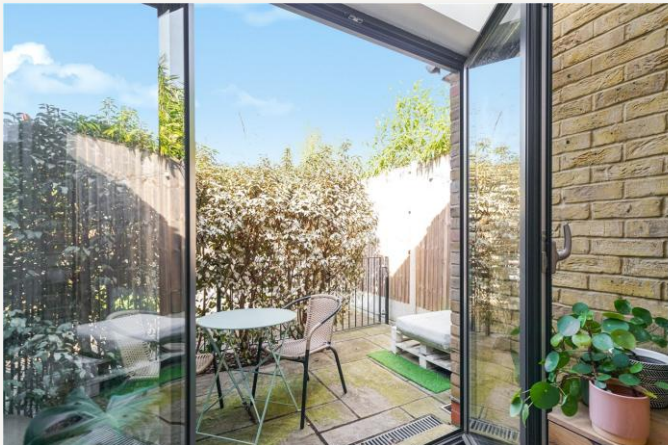


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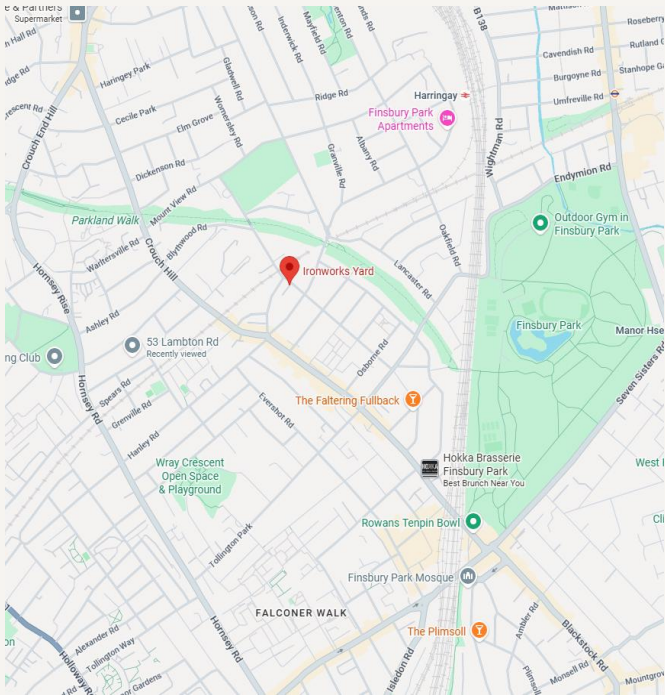
MATERIAL INFORMATION

Tenure: Leasehold
Term: 250 Years (Approx.)
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band:
EPC rating: To be confirmed

(Insert EPC)

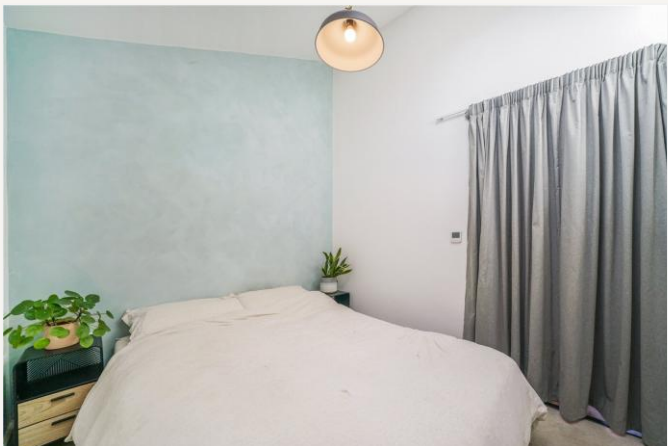


Location:



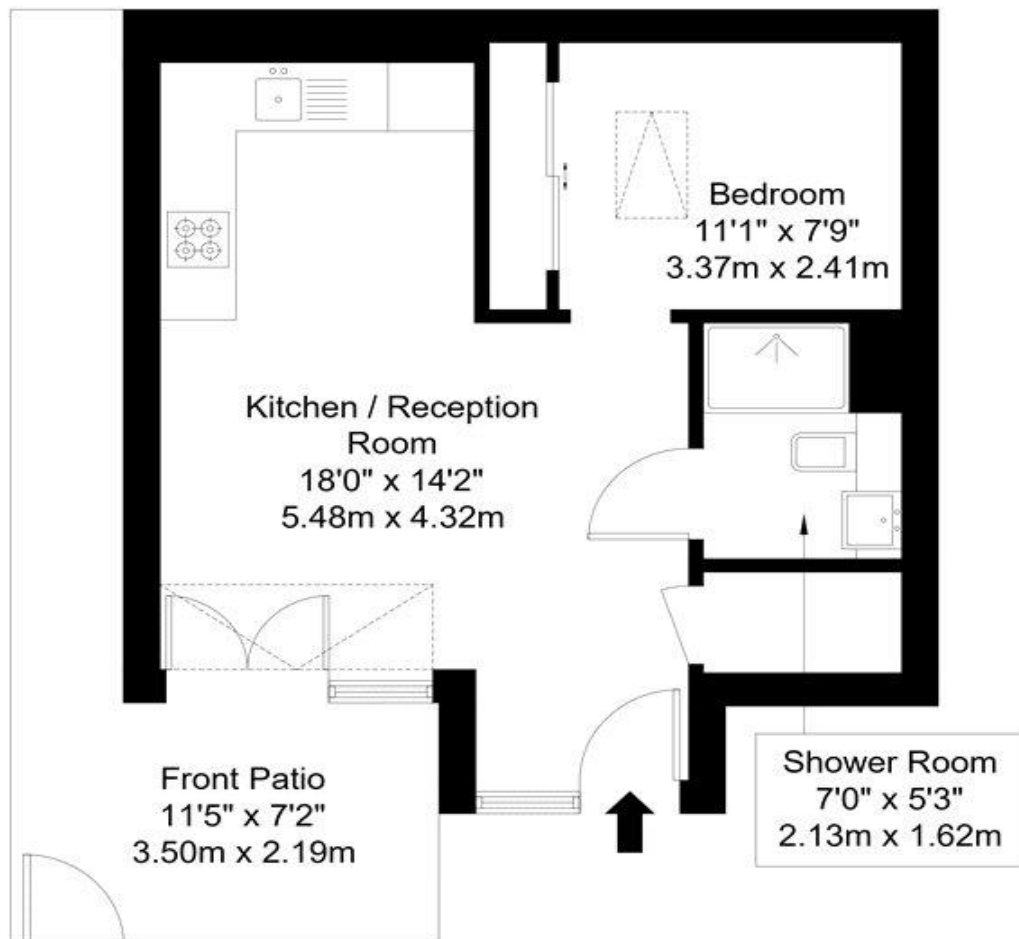
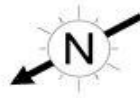
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Where no figures are shown, we have been unable to ascertain the information.
All figures that are shown were correct at the time of printing.



Ironworks Yard, N4 3FW

Approx Gross Internal Area = 35.61 sq m / 383 sq ft



Ground Floor

Ref :

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**B L E U
P L A N**

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