



SEVEN SISTERS ROAD, LONDON, N4  
**£495,000 LEASEHOLD**

## MODERN 2 BEDROOM APARTMENT SET MOMENTS FROM THE TUBE

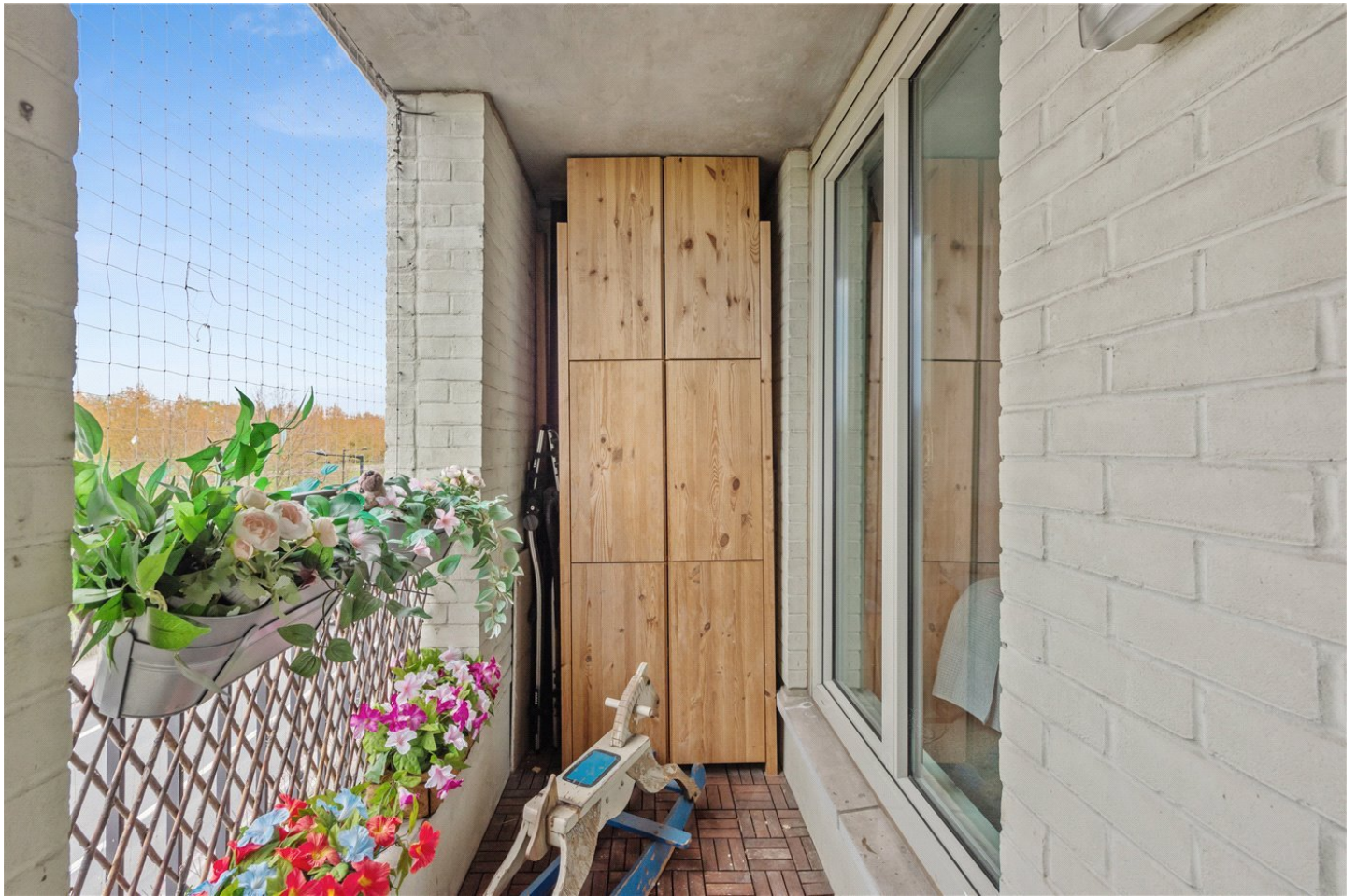
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#### DESCRIPTION:

A stunning, two-bedroom, upper floor apartment presented in beautiful condition moments from Finsbury Park. Standing close to 600 sqft, the property offers light filled rooms and an open plan living room/kitchen which benefits from a Juliet balcony. Both bedrooms are well proportioned and located at separate ends of the apartment. The principal bedroom opens out onto a south facing, private balcony overlooking Finsbury Park making it the perfect place to enjoy those long summer evenings. Both bedrooms are well proportioned and located at separate ends of the apartment, while the property is completed with ample storage and a modern family bathroom.

The building itself is well maintained and comes with lift access.

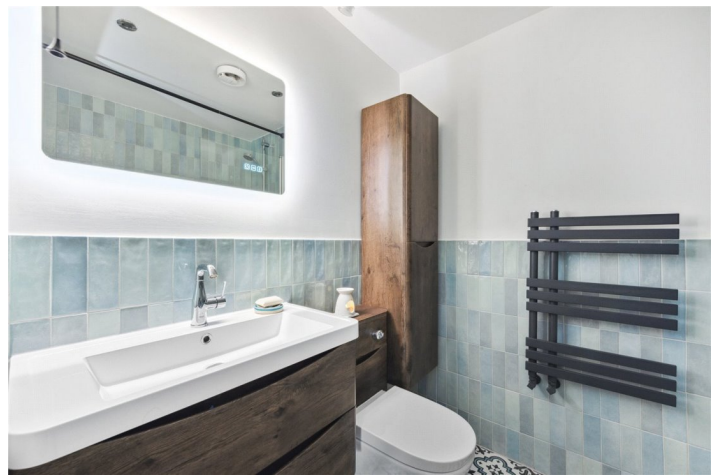
Seven Sisters Road is situated moments from the entrance of Finsbury Park whilst allowing for easy access to the green spaces of Clissold Park and Woodberry Wetland nature reserve. A variety of shops, cafes and eateries are located on Blackstock Road along with a selection of bus routes.

The nearest public transport link is Finsbury Park Station (Victoria, Piccadilly and over ground rail services), Arsenal Underground Station (Piccadilly Line) is also close by whilst Highbury & Islington Station (Victoria and National Rail Lines) is also within easy reach.

\*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. \*

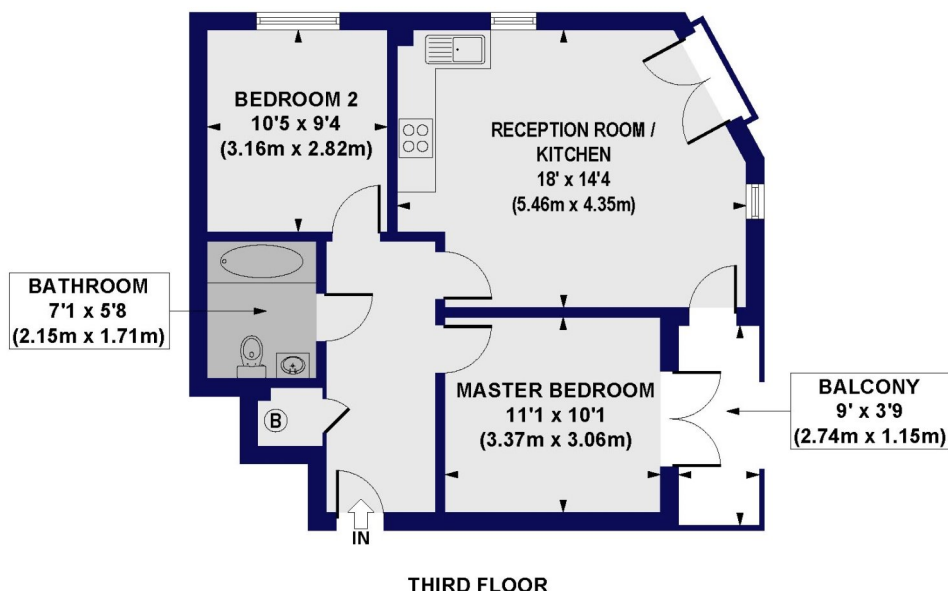
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**Seven Sisters Road, N4**  
**Approx. Gross Internal Floor Area 597 sq. ft / 55.48 sq. m**



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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