



## Wallace Lodge, Osborne Road, N4

£475,000 *Leasehold*



Spacious two double bedroom in Stroud Green, just a 10-minute walk from Finsbury Park Station. This first-floor flat boasts a private balcony and access to a shared garden and bicycle shed.

### KEY FEATURES

- Two Double Bedrooms
- First Floor Purpose Built Flat
- Spacious 706 sq.ft
- Desirable & Convenient Location
- Very Good Decorative Condition
- Excellent Transport Links
- Private Balcony



Crouch End

020 8342 9999 | [crouchend@winkworth.co.uk](mailto:crouchend@winkworth.co.uk)

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## DESCRIPTION

Ideally located in the highly sought-after Stroud Green area, just a 10-minute walk from Finsbury Park Station (Victoria and Piccadilly lines), this charming two double bedroom, first-floor, purpose-built flat benefits from a private balcony.

The property is well presented throughout and has been carefully maintained by the current owners, featuring a newly installed kitchen, engineered oak flooring, ample storage, and an attractive decorative finish. Further benefits include access to a shared garden and a dedicated storage shed suitable for bicycles.

Offering exceptional value, this generously proportioned 706 sq. ft. apartment is ideally suited to first-time buyers or purchasers looking to upsize. Conveniently positioned close to the wide range of shops, bars, cafés, and restaurants along Stroud Green Road and in Finsbury Park.

Tenure: 125 years from 27th August 2001

Ground Rent : £10 per annum

Service Charges : £1975.24 for 2024/2025

Buildings Insurance : £715.92 for 2024/2025

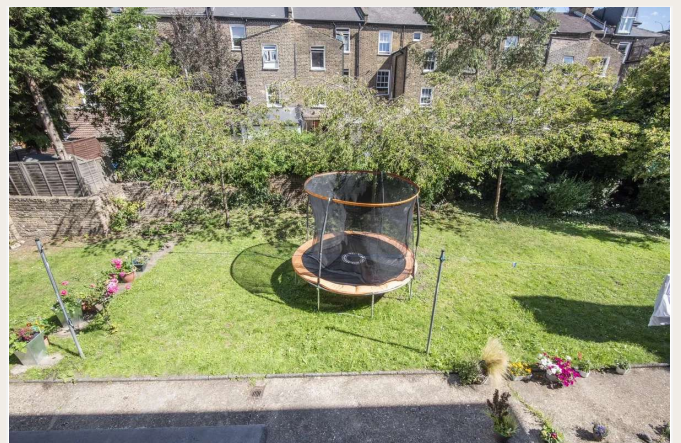
Council Tax: Haringey BAND : C - £1,962.61 - 2025/2026

Parking: Permits can be bought from Haringey Council.

Utilities: The building is serviced by mains supplied water, electricity, gas and sewerage.

Broadband and Data Coverage: TBC

Construction Type: Brick & Tile







ENERGY PERFORMANCE EFFICIENCY

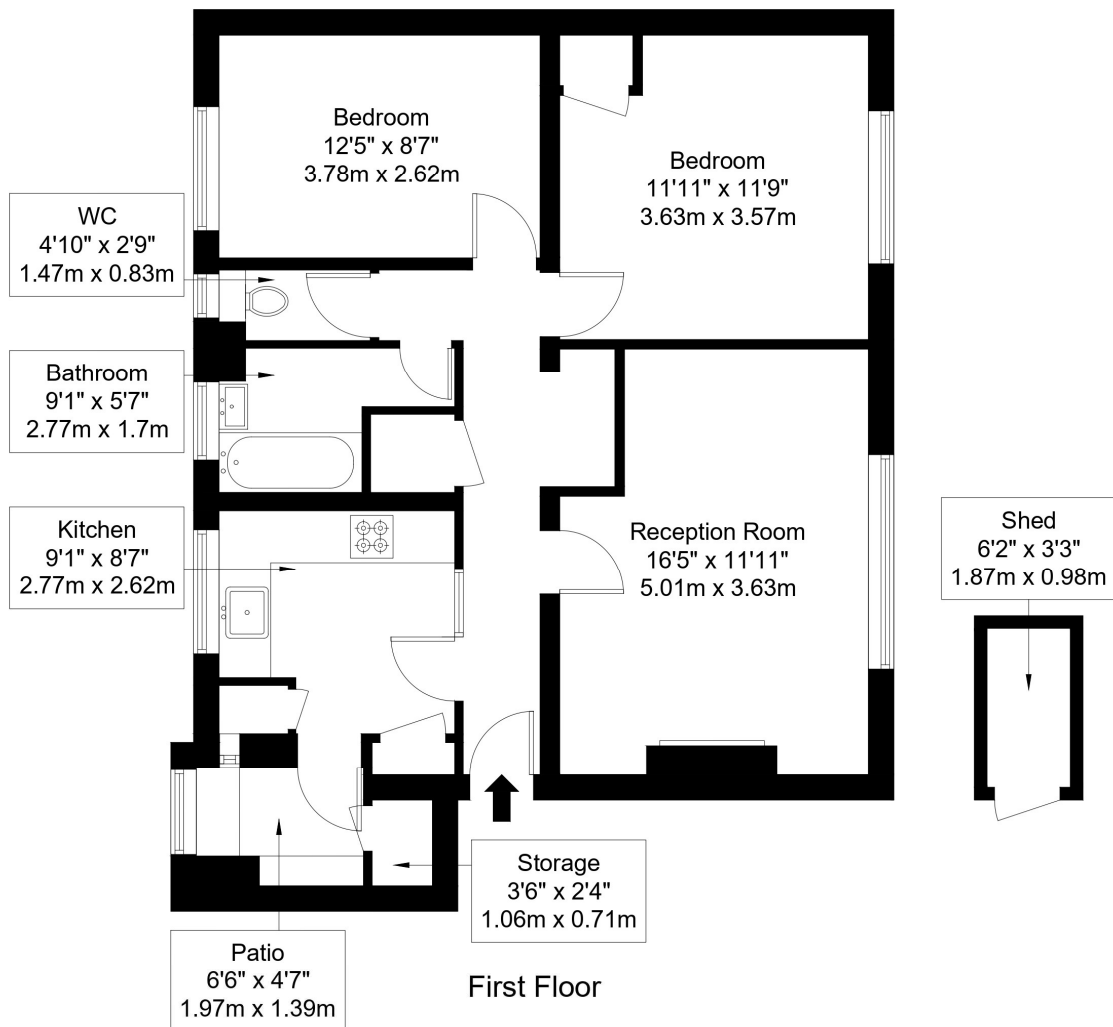
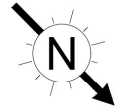
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 101 year and 0 months  
**Service Charge:** £1975.24 for 2024/2025  
**Ground Rent:** £10 Annually (subject to increase)  
**Council Tax Band:** C  
**EPC rating:** C

# Wallace Lodge, N4 3SE

Approx Gross Internal Area = 65.6 sq m / 706 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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