



WILBERFORCE ROAD, LONDON, N4
£400,000 SHARE OF FREEHOLD

**A SPACIOUS, ONE BEDROOM, FIRST FLOOR
 APARTMENT SET MOMENTS FROM THE PARK
 AND TUBE IN N4.**

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

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DESCRIPTION:

A bright, one double bedroom apartment positioned on the first floor of this handsome, semi-detached Victorian building in N4. With views reaching out from the two large sash windows in the living across Finsbury Park, the property benefits from a sensational amount of natural light. Accommodation comprises of an open plan living room/kitchen spanning the full width at the front of the building. A good sized double bedroom benefits from built in wardrobes to the rear, while a contemporary bathroom is set in the middle. The property is completed with a private, additional utility room off the communal hallway, while the property in general would welcome some internal upgrades.

The ever-popular Wilberforce Road allows for easy access to Finsbury Park station as well as the green spaces of both Finsbury Park and Clissold Park. A variety of shops, cafes and eateries are located on Blackstock Road and nearby Highbury Park. Stoke Newington Church Street is also a short walk away through Clissold Park. The property is very well connected to public transport, including nearby Finsbury Park Station (Victoria, Piccadilly and National Rail Lines) and Arsenal Underground Station (Piccadilly Line), whilst there are numerous bus routes taking you into Angel, the City and the West End.

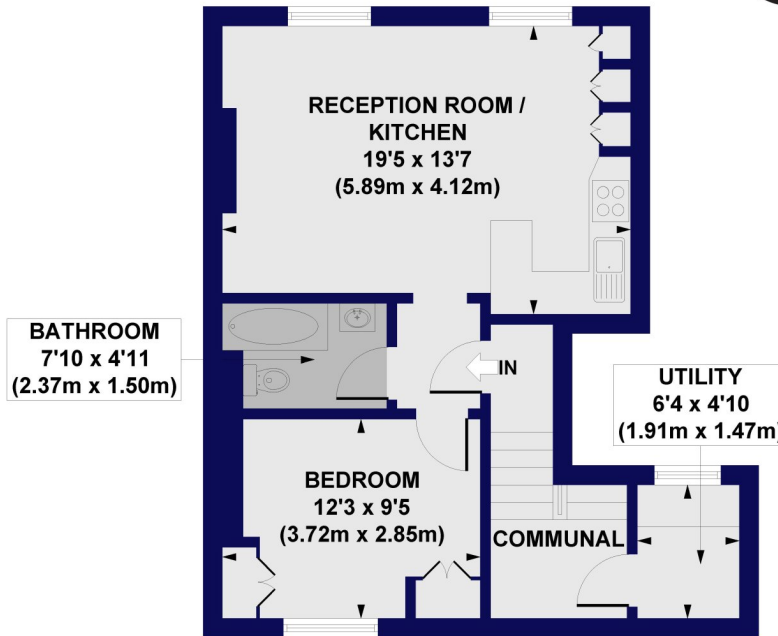
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Wilberforce Road, N4

Approx. Gross Internal Floor Area 466 sq. ft / 43.25 sq. m (Including Utility & Communal)
Approx. Gross Internal Floor Area 435 sq. ft / 40.44 sq. m (Including Utility & Excluding Communal)

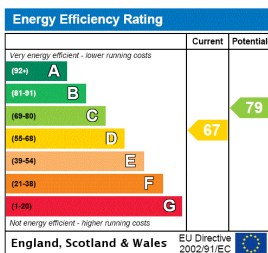


FIRST FLOOR

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.

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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.



Tenure: Share of Freehold

Term: 62 year and 7 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were

<https://www.winkworth.co.uk/sale/property/HIH250020>

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