



BROWNSWOOD ROAD, LONDON, N4
£799,999 SHARE OF FREEHOLD

STUNNING SPLIT LEVEL 2 BEDROOM FLAT WITH PRIVATE LANDSCAPED GARDEN

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DESCRIPTION:

This beautifully presented, two-bedroom garden flat is set in a grand period property on this popular tree lined street between Finsbury Park and Highbury. The ground floor comprises a large double reception diner chock full of period features like the ornate working fireplace, high ceilings adorned with original cornicing and ceiling rose as well as the enormous bay window which allows for an abundance of natural light to flood through. To the rear, the dining room offers stained glass doors leading into a wonderfully secluded landscaped garden. Further back, there is a recently refitted kitchen separated by a generous bathroom and flight of stairs which leads to a guest bedroom benefitting from fitted wardrobes and a lovely balcony overlooking the garden. Following the corridor down leads you to a large master bedroom with further fitted wardrobes and an en-suite bathroom. Whilst part of the cellar has also been transformed into a utility/storage room, there is significant scope to develop further (STPP).

Brownswood Road is well connected and perfectly situated for the amenities of the prestigious Highbury Barn and Blackstock Road. The green open spaces of Clissold Park are a short distance away and the bars and restaurants of the vibrant Stoke Newington Church St are also close by. Transport Links are well serviced with Arsenal (Piccadilly Line) and Finsbury Park (Victoria and Piccadilly Line and National Rail direct to Moorgate) both within a short distance. There are also several great bus links taking you into the City and West End.

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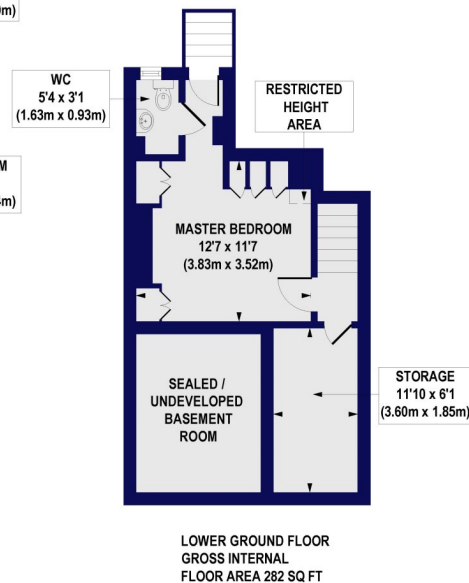
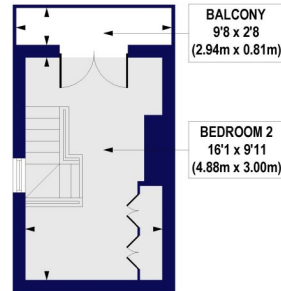
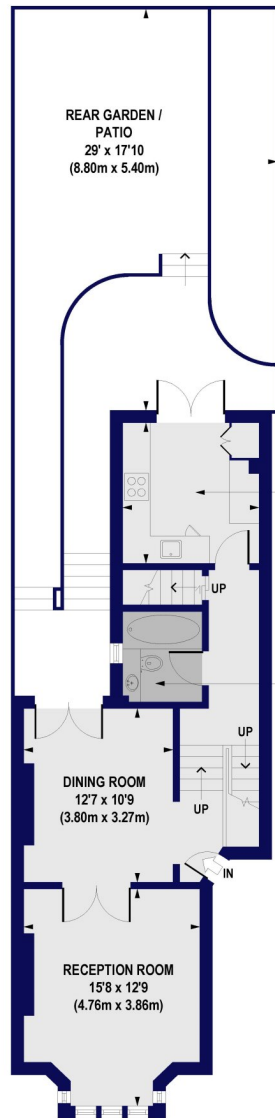


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Brownswood Road, N4

Approx. Gross Internal Floor Area 1029 sq. ft / 95.60 sq. m (Including Restricted Height Area, Storage & Excluding Undeveloped Basement)

Approx. Gross Internal Floor Area 952 sq. ft / 88.45 sq. m (Excluding Restricted Height Area, Storage & Undeveloped Basement)



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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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