

AMBLER ROAD, LONDON, N4
OFFERS IN EXCESS OF £1,200,000 FREEHOLD

FREEHOLD HOUSE DEVELOPEMENT OPPORTUNITY IN Highbury N4

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DESCRIPTION:

A unique opportunity to purchase an unmodernised, family home on the ever-popular Ambler Road, N4. With potential to extend in multiple places STPP such as the loft and kitchen, the property is currently under one title however has been historically split into 2 flats and offers a wealth of character as well as space. The ground floor is currently arranged laterally across the ground floor as a 2-bedroom flat with access to a large South-East facing garden. The living room is set to the front, the cellar below the stairs offers excellent storage whilst the rear benefits from a separate W.C. and family bathroom alongside a well equipped kitchen. The upper floors offer a further large living room with separate adjacent kitchen, 3 double bedrooms as well as second family bathroom and separate W.C. There is also access to a lovely roof terrace overlooking the quiet residential gardens off the half landing as you walk up the stairs.

Ambler Road is set in the popular Blackstock Triangle known for its community atmosphere and tree lined streets. The property is located near several truly excellent restaurants and amenities including Gail's bakery, M&S Food and a Picture house cinema, in addition to many great cafes & shops. The property is also in the catchment area for the local Outstanding (Ofsted rated) Ambler nursery and primary school.

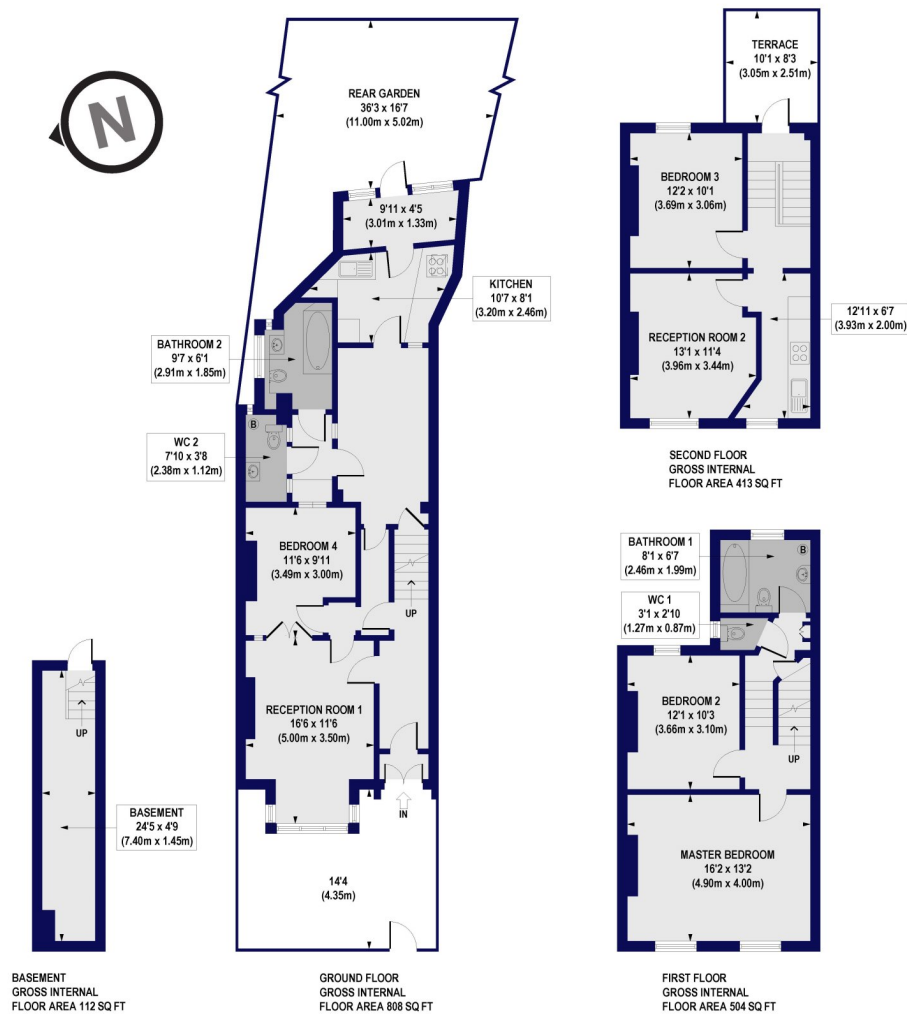
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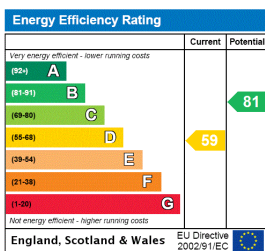
Approx. Gross Internal Floor Area 1837 sq. ft / 170.71 sq. m



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.



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