



QUEENS DRIVE, LONDON, N4
£500,000 SHARE OF FREEHOLD

A SPACIOUS, TOP FLOOR TWO BEDROOM
APARTMENT JUST MOMENTS FROM THE
NEAREST TUBE.

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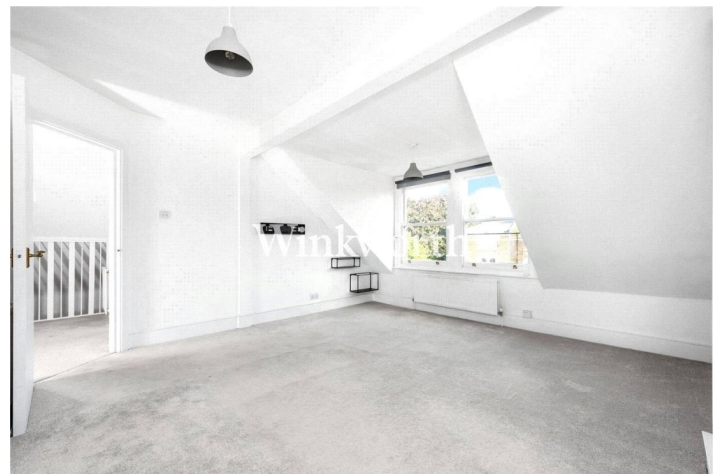
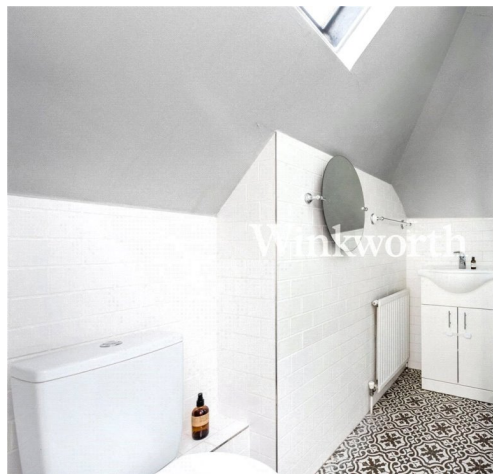
DESCRIPTION:

A stunning, two-bedroom period conversion positioned on the top floor of this handsome Victorian building in N4. Standing in excess of 860sqft, the property offers wonderfully spacious rooms and incredible light throughout. Accommodation comprises of a large reception room, good sized kitchen with ample worktop and cupboard space, a genuinely proportioned master bedroom with views across neighbouring gardens, a further second bedroom and a modern shower room. The property is completed with a huge amount of storage and is offered to the market on a chain free basis. Note that the reception room is currently set up as a bedroom.

Queens Drive is perfectly located for the amenities of the prestigious Highbury Barn and Blackstock Road. The green open spaces of Clissold Park and the bars and restaurants of the vibrant Stoke Newington Church St are also close by.

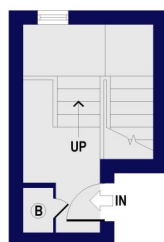
Transport Links are well serviced with Arsenal (Piccadilly Line) and Finsbury Park (Victoria Line) tube stations both a short distance away. There are also great bus links running adjacent to the property taking into the City and the West End.

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Approx. Gross Internal Floor Area 867 sq. ft / 80.54 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 667 sq. ft / 62.01 sq. m (Excluding Restricted Height Area & Eaves)



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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Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Current	Potential
7 (92-100) A		
6 (81-91) B		
5 (69-80) C		
4 (55-68) D	57	61
3 (39-54) E		
2 (21-38) F		
1 (1-20) G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

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