



ALEXANDRA GROVE, LONDON, N4
£350,000 SHARE OF FREEHOLD

A BRIGHT, ONE DOUBLE BEDROOM
APARTMENT MOMENTS FROM THE TUBE
AND PARKS IN N4.

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DESCRIPTION:

A wonderfully bright, one double bedroom apartment positioned across the top floor of this handsome Victorian building in N4. Standing in excess of 440 sqft, the property offers incredibly bright rooms with accommodation comprising of a spacious open plan living room complete with solid wood flooring. A modern kitchen with ample worktop space and cupboards leads off from the living room. The rear of the building occupies a large double bedroom with ample space for extra wardrobes and scenic views across neighbouring gardens. The property is finished with a contemporary family bathroom.

Alexandra Grove is a beautiful tree lined street and 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 nearest public transport link is Finsbury Park Station (Victoria, Piccadilly and National Rail Lines) and Manor House Underground Station (Piccadilly Line), whilst there are numerous bus routes taking you into Angel, the City and the West End, Kings Cross St. Pancras is also a short distance away allowing international travel with ease.

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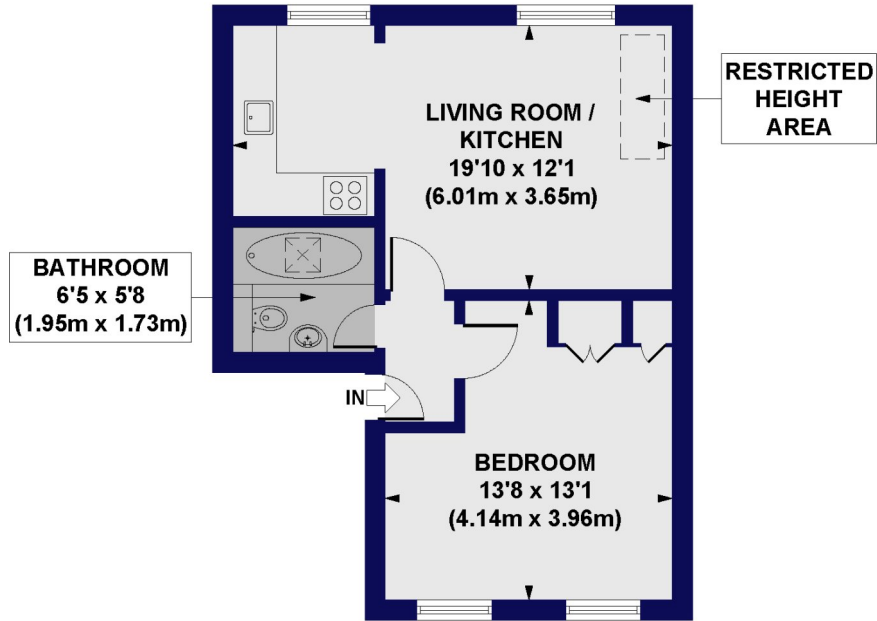


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Alexandra Grove, N4

Approx. Gross Internal Floor Area 441 sq. ft / 40.95 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 426 sq. ft / 39.62 sq. m (Excluding Restricted Height Area)



THIRD 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.

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-58) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 74 | 79 |
| EU Directive 2002/91/EC | | | |

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