



PLIMSOLL ROAD, LONDON, N4
£1,350,000 FREEHOLD

**A STUNNING, THREE DOUBLE BEDROOM,
 FREEHOLD HOUSE IN CATCHMENT FOR
 EXCELLENT SCHOOLS AND TRANSPORT.**

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DESCRIPTION:

A beautifully presented, three double bedroom, freehold house with tremendous potential to extend, subject to the necessary planning permissions. Standing in excess of 1,210 sqft, the property is flooded with natural light and an incredible amount of charm throughout. Accommodation comprises of a wonderfully spacious double reception room, complete with feature fireplaces and sash windows. Set at the rear of the building is a bright, sizeable kitchen with ample dining space, and double doors leading out to a fantastic garden, perfect for entertaining. All three bedrooms are genuine doubles, the master spanning the full width of the building with vaulted ceilings, while the property is completed with a contemporary bathroom and useful cellar.

Plimsoll Road is set in the popular Blackstock Triangle known for its community atmosphere and tree lined streets. The property is located near a number of 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.

For the outdoor enthusiast and those with children, there are many wonderful parks and playgrounds to choose from within a short walk including Clissold Park, Highbury Fields, Finsbury Park and the Gillespie nature reserve.

Transport links are amongst the best in London with some of the best in London with Arsenal (Piccadilly line) and the Finsbury Park hub (Victoria and Piccadilly lines and over ground services and substantial bus network) offering speedy access to Upper Street, the City, the West End, and International rail services at Kings Cross St Pancras.

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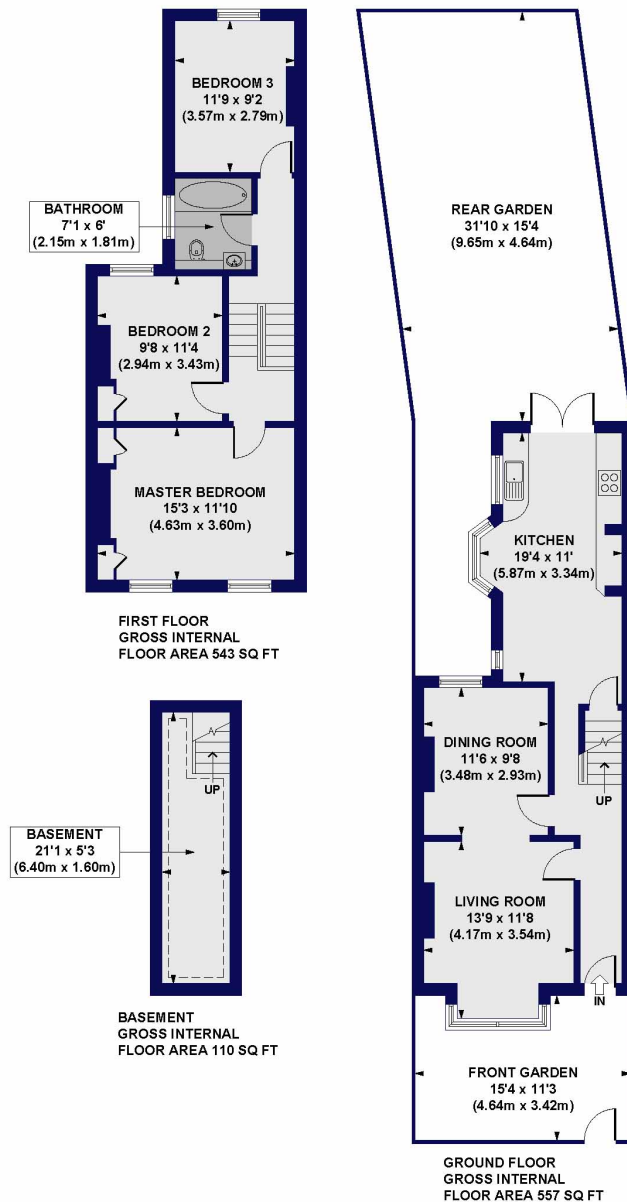


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Plimsoll Road, N4

Approx. Gross Internal Floor Area 1210 sq. ft / 112.39 sq. m (Including Basement)

Approx. Gross Internal Floor Area 1100 sq. ft / 102.15 sq. m (Excluding 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.



<https://www.winkworth.co.uk/sale/property/HIH250276>

Tenure: Freehold

Term: 0 year and 0 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 correct at the time of printing.

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