



FINSBURY PARK ROAD, LONDON, N4  
**£950,000 LEASEHOLD**

## BEAUTIFUL TWO DOUBLE BEDROOM FLAT WITH PRIVATE REAR GARDEN, POSITIONED IDEALLY NEAR THE TUBE

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

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## DESCRIPTION:

A simply stunning, two-bedroom ground floor flat with a wonderful private garden that is finished to an exceptional standard on the ever-popular Finsbury Park Road. Standing in excess of 1,000sqft, the current owners have meticulously refurbished the property taking great care throughout and created a welcome addition of a downstairs utility room. Accommodation comprises of a wonderfully bright bedroom with a charming box bay window to the front. Beyond this is a very sociable open plan living room with steps down to the elegant kitchen and double bedroom. French style double doors lead you out to a beautiful, easy to maintain private garden that also includes a fully functioning out house that would make the perfect home office or gym. The property is completed with a modern family sized bathroom, and large utility basement which is very practical and comes with ample storage. The proportions throughout are generous and each room is designed to an exacting standard. Viewing comes highly recommended!

Finsbury Park Road is a beautiful treelined, no through road and is perfectly located for a selection of fantastic transport links as well as local shops. The village atmosphere at Highbury Park, Highbury Barn and Mountgrove Road are just a short distance away along with numerous independent shops, cafes and restaurants. The green open spaces of both Clissold Park and Finsbury Park are both just moments from the property. An array of transport links offers effortless access across London with Arsenal and Finsbury Park Underground providing the closest underground links on the Piccadilly Line and Victoria Line. Numerous bus services located on Blackstock road offer routes to the City, West End and Angel and international transport is facilitated from St Pancras.

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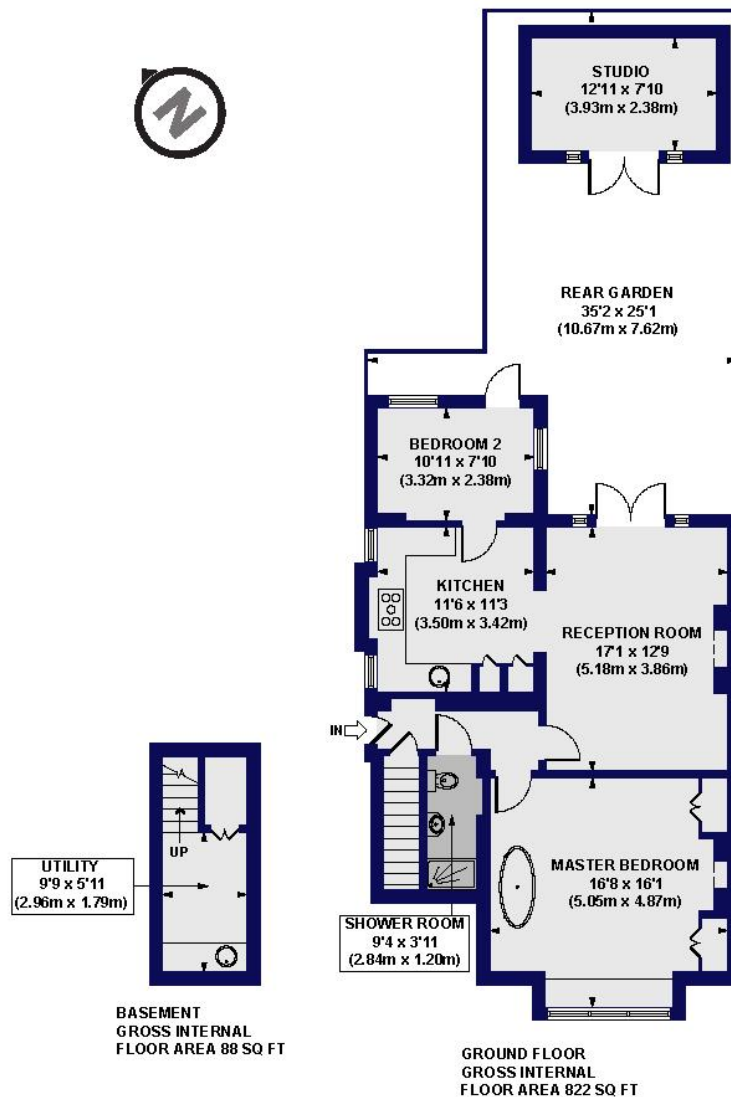


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## Finsbury Park Road, N4

Approx. Gross Internal Floor Area 1011 sq. ft / 93.94 sq. m (Including Studio)

Approx. Gross Internal Floor Area 911 sq. ft / 84.59 sq. m (Excluding Studio)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	69 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HH250138>

**Tenure:** Leasehold

**Term:** 148 year and 9 months (Subject to change)

**Service Charge:** £0 per annum (approx.)

**Ground Rent:** £ 0 Annually (Subject to review)

**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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