



ROMILLY ROAD, LONDON, N4
£530,000 LEASEHOLD

**A BEAUTIFULLY PRESENTED, ONE DOUBLE
BEDROOM APARTMENT WITH PRIVATE
GARDEN IN N4.**

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

Winkworth

[winkworth.co.uk](https://www.winkworth.co.uk)

See things differently



DESCRIPTION:

A stunning, one double bedroom period conversion set across the ground floor of this handsome Victorian building in N4. Finished to the highest standards throughout, the property has been cleverly extended to create a perfect blend of modern living and period features. Accommodation comprises of a spacious, open plan living room/dining room with Crittal doors leading out to the most gorgeous, private garden. Recessed to one side is a fully fitted, ultra-modern kitchen with ample worktop and cupboard space, perfect for any budding chef. The bedroom at the front of the property is larger than average, while a contemporary shower room completes the property.

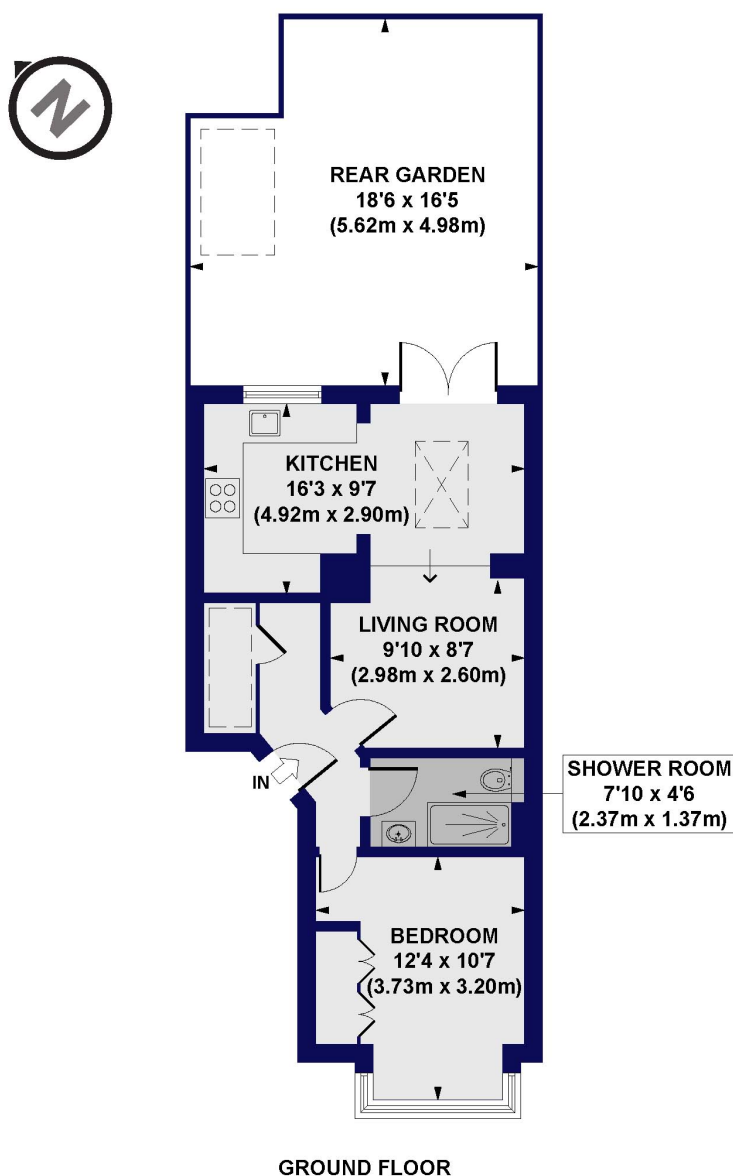
Romilly Road is set in the popular 'Blackstock Triangle' known for its village atmosphere and tree lined streets. The property is located a short distance to a number of leading Islington schools and the Highbury Barn locale. For the outdoor enthusiast there are a number of sporting options nearby with Finsbury Park, Clissold Park and Highbury Fields offering wonderful spaces for recreation, and Gillespie Nature reserve and the Parkland Walk for a leisurely stroll. Transport links are amongst some of the best in London with 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.

Winkworth



Winkworth

Romilly Road, N4
Approx. Gross Internal Floor Area 455 sq. ft / 42.29 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.

Winkworth

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/HH250228>

Tenure: Leasehold

Term: 95 year and 11 months

Service Charge: £782.52 per annum

Ground Rent: £ 10 Annually (subject to increase)

Council Tax Band: C

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.

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

Winkworth

[winkworth.co.uk](https://www.winkworth.co.uk)

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.