



FLAT 8, QUEENS DRIVE, LONDON, N4
£440,000 SHARE OF FREEHOLD

**A BRIGHT, ONE DOUBLE BEDROOM PERIOD
 CONVERSION SET MOMENTS FROM LOCAL
 PARKS AND THE TUBE.**

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DESCRIPTION:

A beautifully presented, one double bedroom apartment set in this handsome, detached Victorian building in N4. Set on the second (top) floor, the property has been tastefully decorated throughout and makes an ideal first-time purchase or investment. Accommodation comprises of a spacious hallway upon entry, living room with views of peaceful neighbouring treetops, and a well-equipped kitchen positioned directly behind. The bedroom is an excellent size and offers built in wardrobes with, while the property is completed with a modern, contemporary shower room. The property is presented to the market with a share of the freehold and a gated communal garden.

Queen's Drive is nestled in the heart of Finsbury Park, a vibrant area known for its excellent amenities, making it a great place for both young professionals and families. The location offers easy access to Highbury Barn's village atmosphere and is surrounded by the green open spaces of Finsbury Park, Clissold Park, and Gillespie Park.

The local area has experienced substantial growth, with new restaurants and cafes popping up along Blackstock Road, adding to the charm of long-standing favourites like freshly baked naan and authentic merguez sausages. The City North development includes further enhancements, including a Picturehouse cinema and an M&S.

Ideally located between Manor House and Finsbury Park (Piccadilly & Victoria Lines, Zone 2), the property is superbly connected. Finsbury Park Station, one of the best transport hubs in Zone 2, provides excellent links to the West End, Old Street, and the City, making commuting a breeze. The trendy spots of Stoke Newington Church Street and Highbury Barn are just a short walk away, adding to the appeal of this well-positioned home.

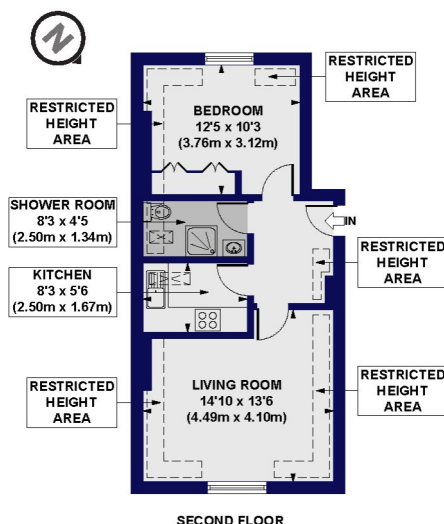
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Queens Drive, N4

Approx. Gross Internal Floor Area 465 sq. ft./43.17 sq. m (Including Restricted Height Area)
Approx. Gross Internal Floor Area 369 sq. ft./34.27 sq. m (Excluding Restricted Height Area)



All measurements of walls, doors, windows, fittings and appliances, including gas and electric, are shown to nearest foot and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intended purchaser must satisfy himself by inspection otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be verified by the prospective purchaser.

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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		
55-68	D	58 D	70 C
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HIH250069>

Tenure: Share of Freehold

Term: 994 year and 2 months

Service Charge: £1253.66 per annum

Ground Rent: £ 0 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.

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