



PRINCESS CRESCENT, LONDON, N4  
£455,000 SHARE OF FREEHOLD

# STUNNING TOP FLOOR ONE BEDROOM APARTMENT WITH COMMUNAL GARDENS A SHORT DISTANCE FROM FINSBURY PARK

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## DESCRIPTION:

Presented chain free with a recently acquired Share of the Freehold is this wonderfully bright split-level one-bedroom apartment situated on a quiet, desirable road near Finsbury Park. This delightful top-floor apartment occupies an imposing Victorian House and offers a spacious and bright living environment making it ideal for those seeking a generous social space.

Upon entering, you'll be greeted by a grand staircase leading up to a larger-than-average semi open-plan living room and kitchen, creating the perfect entertaining area with both ample in-built storage as well as worktop space. The master bedroom at the rear of the apartment is larger than average, and a family sized bathroom is conveniently located on the half landing. With sash windows flooding the rooms with natural light, this flat boasts a delightful ambiance and a pleasant aspect. Notably, planning permission has been granted in the past to convert it into a two-bedroom residence, presenting an excellent opportunity for growth or investment.

Princess Crescent enjoys a prime location, providing easy access to the amenities of the prestigious Highbury Barn and Blackstock Road. Additionally, residents can take advantage of the green open spaces of Clissold Park, Finsbury Park, and the vibrant bars and restaurants along Stoke Newington Church Street. Other notable attractions in proximity include the West Reservoir, Gillespie Park, Parkland Walk, Highbury Fields, Abney Park and Newington Green.

Transport links are excellent, with Arsenal (Piccadilly Line) and Finsbury Park (Victoria Line) tube stations located a short distance away. The property also benefits from convenient bus links, providing easy access to the City and the West End.

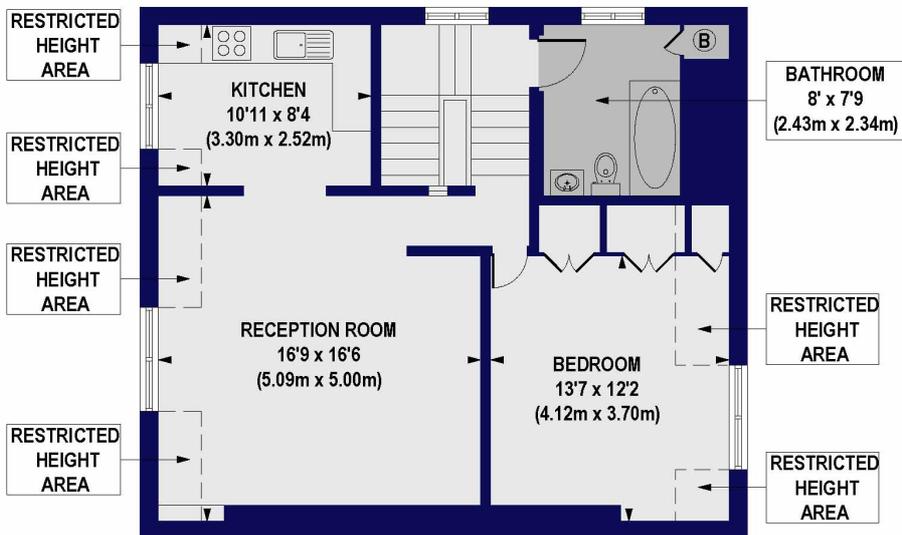
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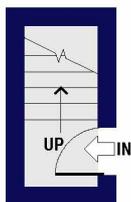
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# Princess Crescent, N4

Approx. Gross Internal Floor Area 770 sq. ft / 71.55 sq. m (Including Restricted Height Area)  
 Approx. Gross Internal Floor Area 706 sq. ft / 65.63 sq. m (Excluding Restricted Height Area)



THIRD FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 739 SQ FT



SECOND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 31 SQ FT

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.



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			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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