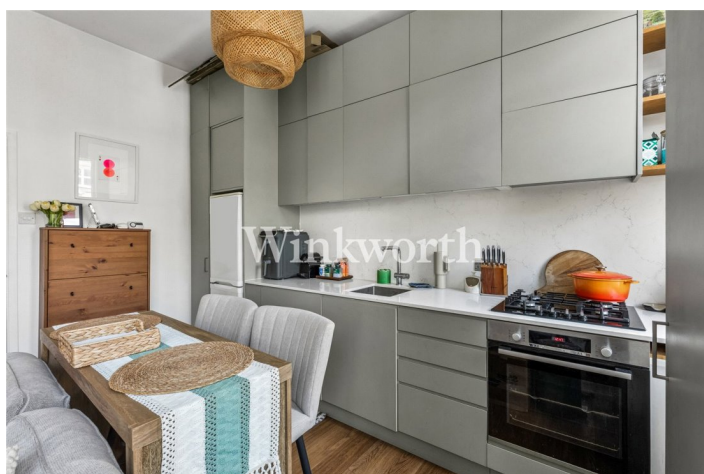




SOMERFIELD ROAD, LONDON, N4  
**OIEO £400,000 SHARE OF FREEHOLD**

**A BRIGHT, ONE BEDROOM, PERIOD CONVERSION  
 THAT COMES WITH A SHARE OF THE FREEHOLD**

**Highbury** | 0207 989 7000 | [highbury@winkworth.co.uk](mailto:highbury@winkworth.co.uk)

**Winkworth**

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#### DESCRIPTION:

Set within an attractive period building on one of N4's desirable residential roads, this beautifully finished one-bedroom first-floor flat offers a sophisticated blend of contemporary style, natural light and period charm.

From the moment you step inside, it is clear that considerable thought has gone into the design. The property has been beautifully finished throughout, with high-quality fixtures and fittings and a stylish, understated aesthetic.

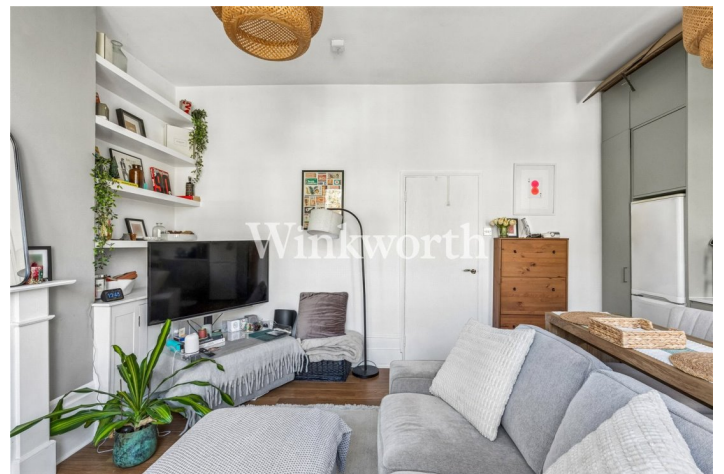
The impressive open-plan reception room provides a fantastic space for both relaxing and entertaining, with large windows flooding the room with natural light. The contemporary kitchen has been thoughtfully designed with sleek cabinetry, integrated appliances and excellent storage, creating a space that is as practical as it is attractive.

The well-proportioned double bedroom offers bright, spacious and relaxing area, with generous natural light and useful built-in storage. A beautifully appointed modern bathroom completes the accommodation.

With its turnkey condition, elegant interiors and excellent use of space, this is a home that requires little more than moving in and making it your own.

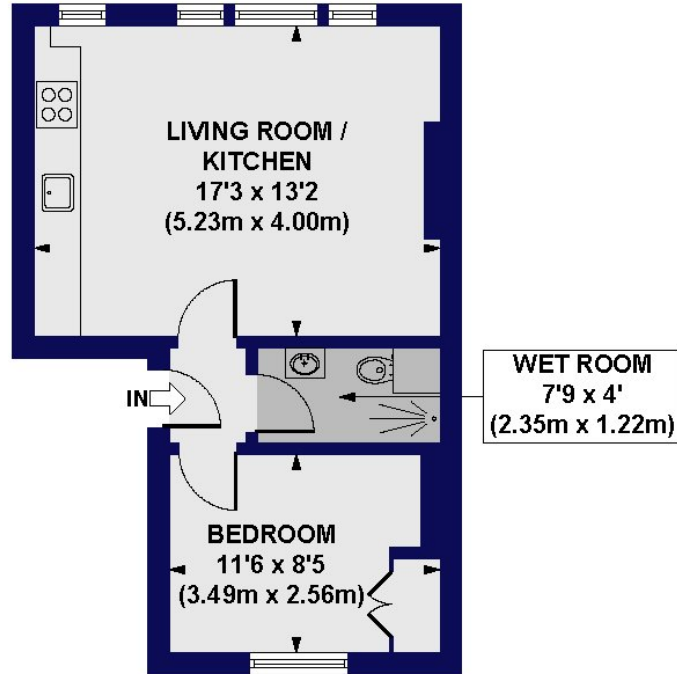
Somerfield Road, a tranquil tree-lined street in the heart of N4, benefits from an excellent array of amenities, sitting comfortably between Clissold Park (0.5 miles) and Finsbury Park (0.2 miles). The nearest public transport links are Arsenal underground on the Piccadilly line and Finsbury Park offering both overground and underground services. Numerous bus routes are also on hand offering easy access to the City, Angel and the West End.

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Somerfield Road, N4  
Approx. Gross Internal Floor Area 378 sq. ft / 35.16 sq. m



FIRST FLOOR

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             |         |           |
| 55-68 | D             | 65 D    | 74 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



<https://www.winkworth.co.uk/sale/property/ISL210359>

**Tenure:** Share of Freehold

**Service Charge:** adhoc per annum (approx.)

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

**Council Tax Band:** B

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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