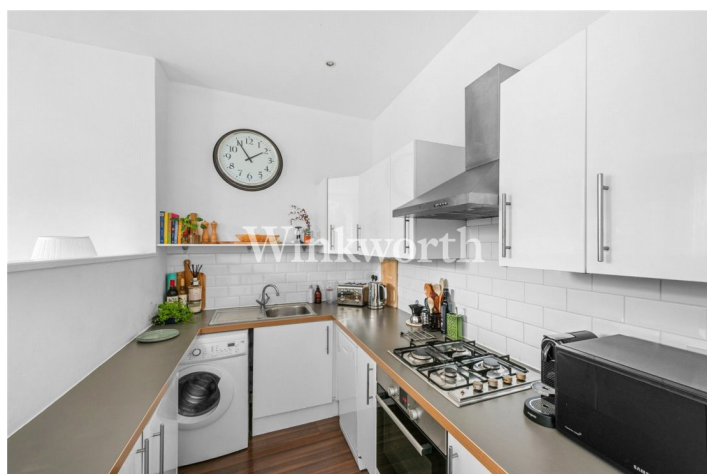




GLOUCESTER DRIVE, LONDON, N4
£645,000 LEASEHOLD

A BRIGHT, TWO BEDROOM PERIOD CONVERSION WITH PRIVATE ROOF TERRACE IN N4.

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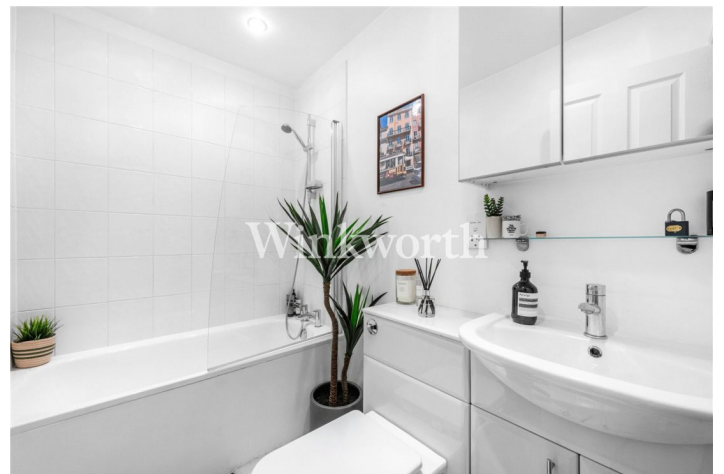


DESCRIPTION:

A beautifully presented, two double bedroom period conversion positioned on the first floor of this handsome Victorian building in N4. Set laterally and offered to the market on a chain free basis, the property offers wonderfully bright rooms making it an ideal first-time purchase or investment. Accommodation comprises of a spacious, semi open plan living room/kitchen with large south facing, sash windows creating a wonderful entertaining space. Both bedrooms are good sizes, the master with access to an en-suite shower room and double doors opening out to a sensational, private roof terrace. The second bedroom benefits from a dual aspect, while the property is completed with a modern, family sized bathroom.

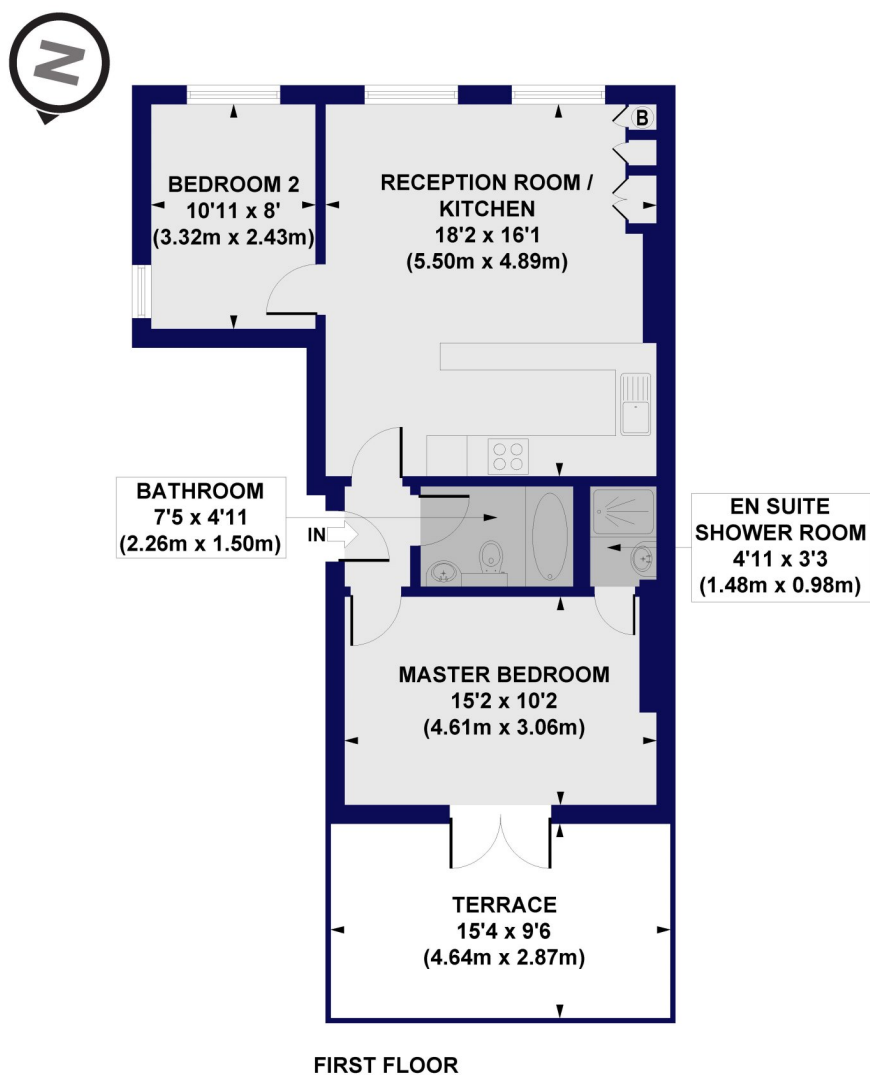
Gloucester Drive is a stunning tree lined, no-through road street and is located just 0.4 miles from Finsbury Park Station. You are surrounded by a glorious array of delectable restaurants, independent delicatessens, boutique shops and countless other amenities from in and around the Finsbury Park, Highbury and Stoke Newington areas. Finsbury Park is 3 minutes' walk and Clissold Park a 8 minute walk. The nearest transport links are at Finsbury Park with its underground (Piccadilly and Victoria lines) and National Railway station, providing easy access to almost anywhere.

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Gloucester Drive, N4
Approx. Gross Internal Floor Area 623 sq. ft / 57.87 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.

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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	66 D	78 C
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HH250367>

Tenure: Leasehold
Term: 0 year and 0 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: A

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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