



BLACKSTOCK ROAD, LONDON, N4
£375,000 LEASEHOLD

**A STUNNING, ONE DOUBLE BEDROOM APARTMENT
 PRESENTED IN IMMACULATE CONDITION WITH A
 PRIVATE AND SECLUDED BALCONY IN N4.**

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DESCRIPTION:

A well-presented, one-bedroom, second floor apartment completely renovated in the heart of energetic Finsbury Park. Positioned on the second floor of this handsome Victorian building, accommodation comprises of an open-plan kitchen and spacious living area creating a cosy environment, with light and warmth streaming in from the array of windows. Conveniently, just across from the lounge is the modern bathroom which is fully equipped with a shower, bath and toilet. The many windows keep it bright leading you to a generously sized double bedroom with large built in wardrobes and double doors out on the quiet and secluded balcony.

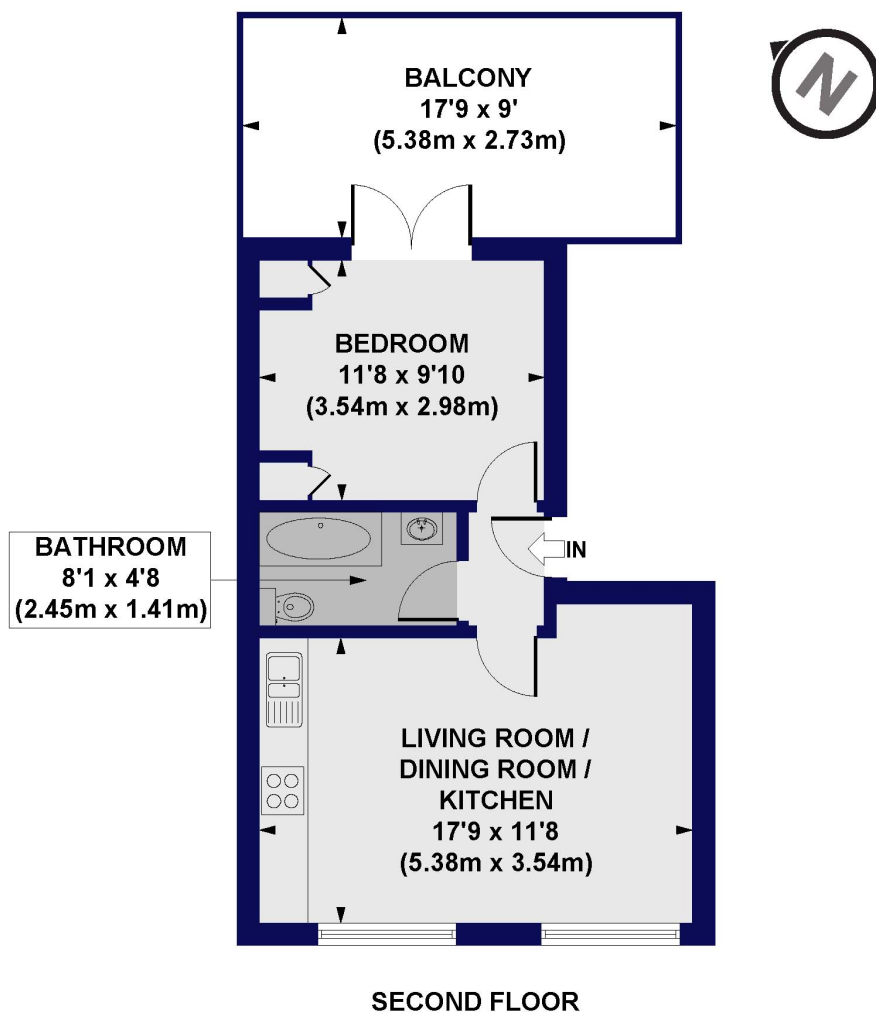
Blackstock Road is perfectly situated for an array of local amenities including independent shops, restaurants and coffee shops as well as being in easy reach of three local parks and Gillespie Nature Reserve. Upper Street is only a short distance away and transport links are some of the best around with Arsenal station providing the Piccadilly line and Finsbury Park offering overground services (including the Thameslink network serving the City and Gatwick Airport) alongside direct links to Moorgate as well as underground services on the Victoria line. Numerous bus routes offer effortless transport to the City and West End whilst international links are facilitated from St Pancras.

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Blackstock Road, London, N4
Approx. Gross Internal Floor Area 392 sq. ft / 36.42 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	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Tenure: Leasehold

Term: 99 year and 0 months (Subject to change)

Service Charge: £3000 per annum (approx.)

Ground Rent: £ 200 Annually (Subject to review)

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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