



KIMBERLEY GARDENS, N4

£575,000 SHARE OF FREEHOLD – UNDER OFFER AT £580,000

A THREE-BEDROOM OVER TWO LEVELS

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DESCRIPTION:

The total accommodation extends to approximately 1186 Sq.ft / 110.25Sq.m of living accommodation.

This fantastic apartment has a profusion of living space, providing the perfect balance of social and practical living. Seamlessly blending period detailing and contemporary design with a wonderful converted loft space housing an open plan entertaining/living space, awash with lots of natural light due to the oversized Velux windows to the front and large sash window at the rear. This room effortlessly opens on to a kitchen breakfast room with ample room for a large breakfast

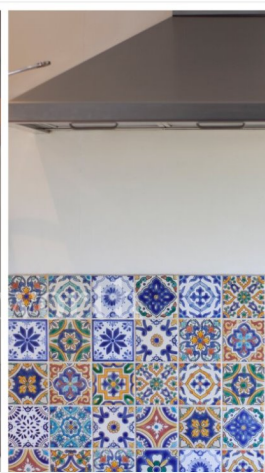
table.

The lower level boasts three double bedrooms and a large family bathroom. The elegant master bedroom with period style features including large sash bay window, and access to an ornate balcony. The generously proportioned second and third bedrooms are well positioned with good natural light in both.

Located in the "Harringay Gardens", a grid of residential streets lined with traditional bay fronted Victorian houses. It's a great place to live and particularly quiet because there is no through traffic. Within catchment area for a selection of good and

outstanding schools, there are endless kids' activities and community groups for those with young families. It comes as no surprise that a friendly community continues to thrive in this pocket of North London and an increasing selection of independent stores, coffee shops and restaurants have appeared along Green Lanes in recent years.

Transport links are excellent; the property is located within approx. 20 minutes walking distance of Manor House Zone 2 Underground Station on the Piccadilly Line. Alternatively, you have Harringay Railway Station with frequent trains to Finsbury Park, Highbury, Old Street and Moorgate while Harringay Green



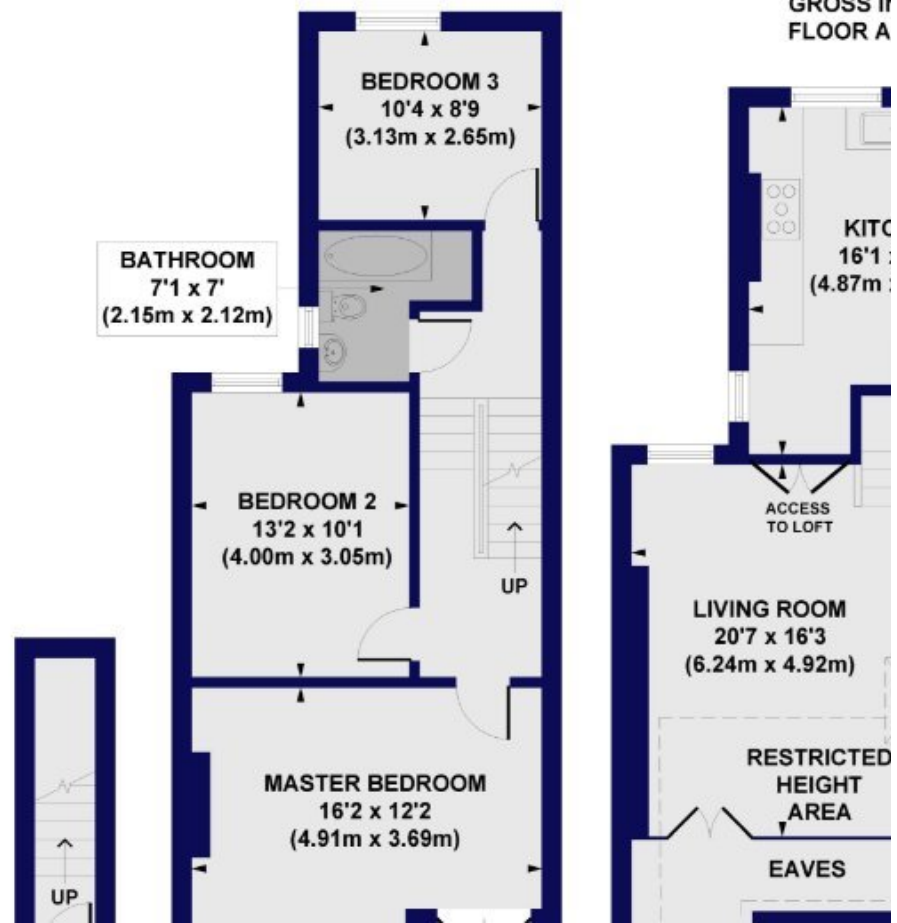
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Approx. Gross Internal Floor Area 1186 sq. ft / 110.25 sq. m (Including Loft, Restricted
 Approx. Gross Internal Floor Area 970 sq. ft / 90.07 sq. m (Excluding Loft, Restricted H



LOFT
 9'11 x 5'10
 (3.00m x 1.78m)

LOFT
 GROSS II
 FLOOR A



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.

