



WILBERFORCE ROAD, LONDON, N4
OFFERS IN EXCESS £2,050,000 FREEHOLD

**A STUNNING, FOUR DOUBLE BEDROOM, TWO
 BATHROOM SEMI DETACHED HOUSE
 MOMENTS FROM THE TUBE.**

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DESCRIPTION:

A sensational, four bedroom, two-bathroom semi-detached family house positioned on the ever-popular Wilberforce Road, N4. Set across three floors plus a cellar, and standing over 2,150sq ft, the property benefits from an abundance of restored period features, as well as contemporary additions and also has a mature, east facing, private garden. Accommodation comprises of a spacious double reception room with ample dining space, opening directly out into a beautifully fitted kitchen with plentiful worktop and cupboard space. The upper floors comprise four large double bedrooms, the master bedroom benefitting from built in wardrobes, and two modern family sized bathrooms on the half landings. The property is completed with a further downstairs wc and cleverly designed side access.

Wilberforce Road allows for easy access to Finsbury Park station as well as the green spaces of both Finsbury Park and Clissold Park. A variety of shops, cafes and eateries are located on Blackstock Road and nearby Highbury Park. Stoke Newington Church Street is also a short walk away through Clissold Park. The property is very well connected to public transport, including nearby Finsbury Park Station (Victoria, Piccadilly and National Rail Lines) and Arsenal Underground Station (Piccadilly Line), whilst there are numerous bus routes taking you into Angel, the City and the West End.

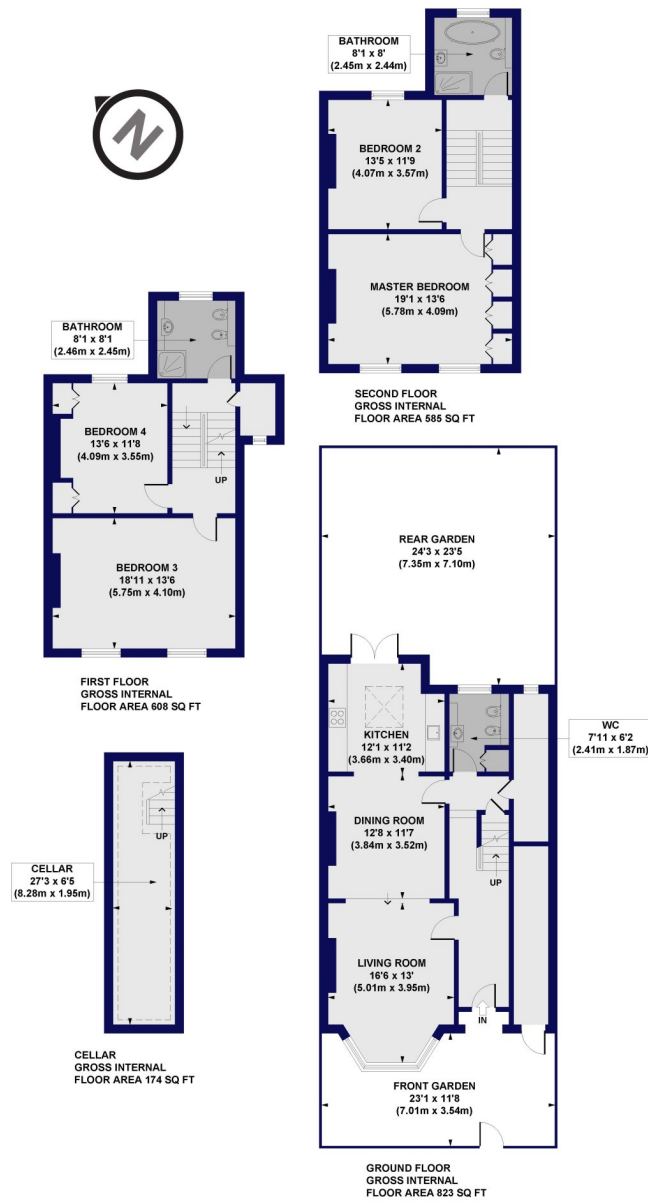
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Wilberforce Road, N4

Approx. Gross Internal Floor Area 2189 sq. ft / 203.36 sq. m (Including Cellar)



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		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/HIH250223>

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: F

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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