



**GROUND FLOOR, FINSBURY PARK ROAD, LONDON, N4  
OFFERS IN EXCESS OF £600,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED, ONE DOUBLE  
BEDROOM GROUND FLOOR CONVERSION  
WITH PRIVATE GARDEN.**

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

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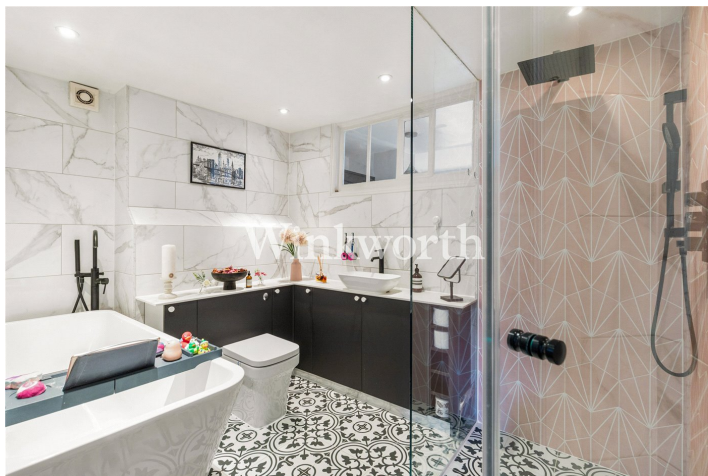
## DESCRIPTION:

A truly sensational, one double bedroom conversion set across the ground floor of this very handsome, semi-detached Victorian house in N4. Standing at a very impressive 681 sqft, the property has retained a vast amount of original features, from ornate cornicing, ceiling rosettes and working fireplace with marbled lintel. Accommodation comprises of a gorgeous living room, with wooden flooring and cleverly designed shelving, opening out into a private, south-west facing private garden ready to be enjoyed all year round. The kitchen, with tasteful House of Hackney wallpapered pillars, offers plentiful cupboard and worktop space, again with access out to the private garden. The bedroom is the real star of the show. Formally the living room from when the building was a whole house, it stands at 241 sqft alone. Shutters in the bay window, coupled with built-in wardrobes and another fireplace make it the perfect space to wind down after a long day. The property is completed with a beautiful, fully tiled bathroom, benefitting from a large walk-in shower with floor to ceiling glass and a sizeable separate bath tub.

Finsbury Park Road is a beautiful treelined, no through road and is perfectly located for a selection of fantastic transport links as well as local shops. The village atmosphere at Highbury Barn and Mountgrove Road are just a short distance away along with numerous independent shops, cafes and restaurants. The green open spaces of both Clissold Park and Finsbury Park are both just moments from the property. An array of transport links offers effortless access across London with Arsenal and Finsbury Park Underground providing the closest underground links on the Piccadilly Line and Victoria Line. Numerous bus services located on Blackstock road offer routes to the City, West End and Angel and international transport is facilitated from St Pancras.

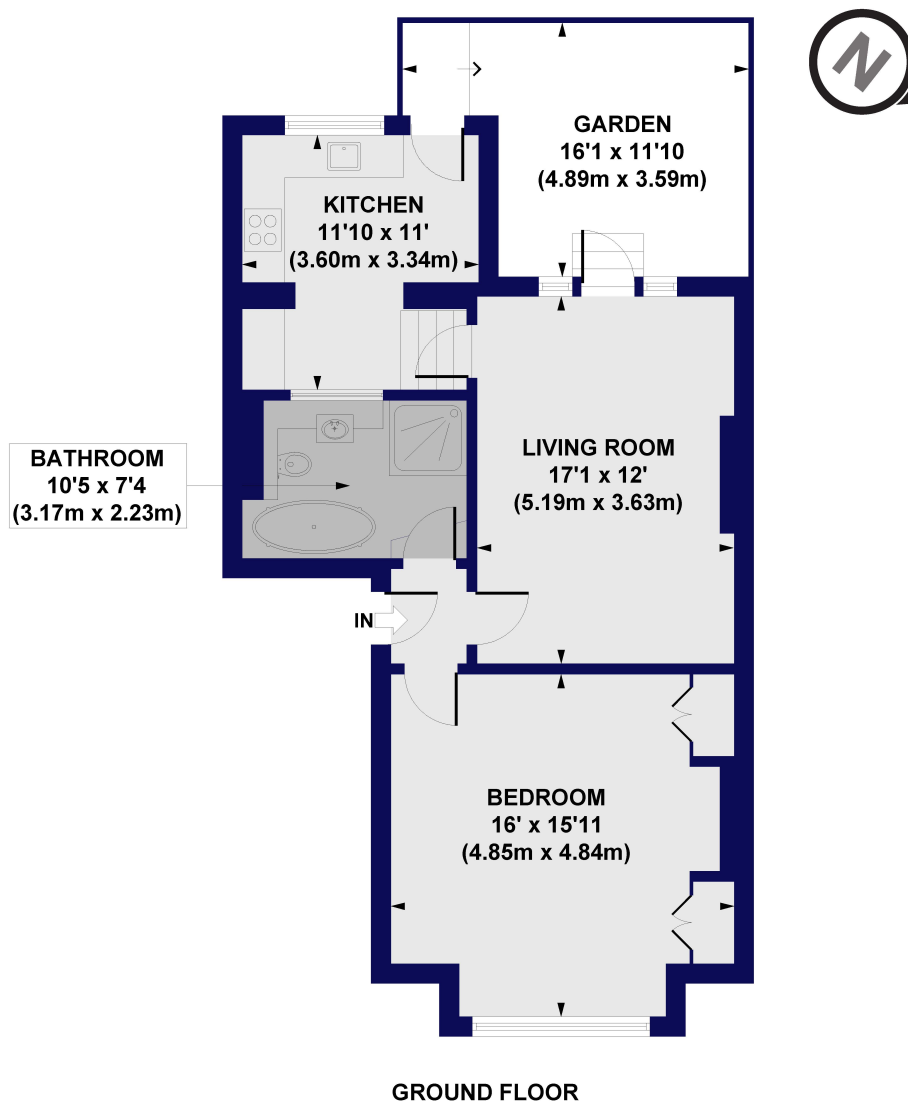
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**Finsbury Park Road, N4**  
**Approx. Gross Internal Floor Area 681 sq. ft / 63.31 sq. m**



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		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HIH260063>

**Tenure:** Leasehold

**Term:** 84 year and 0 months (Subject to change)

**Service Charge:** Adhoc – 1/3 of any outgoings

**Ground Rent:** £ 75 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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