



FLAT 24, SEVEN SISTERS ROAD, LONDON, N4
£300,000 LEASEHOLD

A STUNNING AND MODERN, ONE DOUBLE BEDROOM APARTMENT MOMENTS FROM FINSBURY PARK

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

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DESCRIPTION:

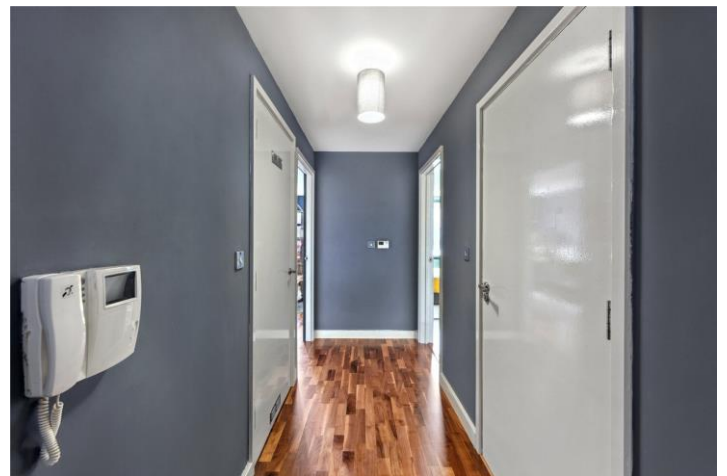
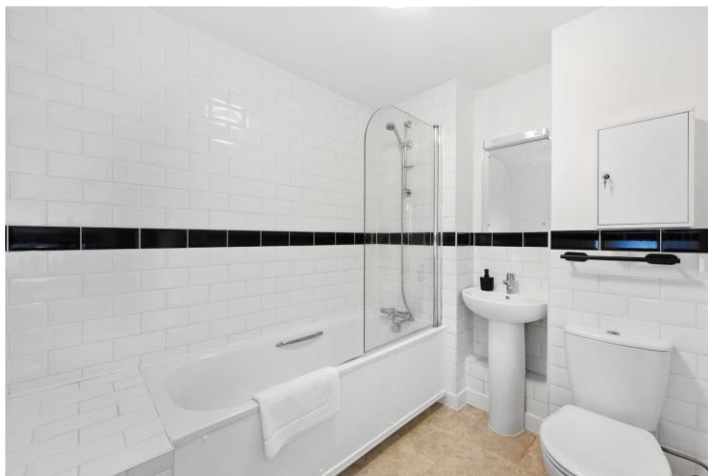
A beautifully presented, one double bedroom apartment in this lovely development in N4, set moments from Finsbury Park. Standing at a sizeable 500 sq ft, the property offers a welcoming open living space, with a bright and airy feel throughout, designed with practicality and social space in mind. The double bedroom is larger than average and benefits from plenty of storage and space to really make it your own. The property is completed with an upgraded and modern bathroom complete with both a bath and a shower.

Seven Sisters Road is situated moments from the entrance of Finsbury Park whilst allowing for easy access to the green spaces of Clissold Park and Woodberry Wetland nature reserve. A variety of shops, cafes and eateries are located on Blackstock Road along with a selection of bus routes.

The nearest public transport links are Manor House and Finsbury Park Station (Victoria, Piccadilly and National Rail services), Arsenal Underground Station (Piccadilly Line) is also close by whilst Highbury & Islington Station (Victoria and National Rail Lines) is also within easy reach.

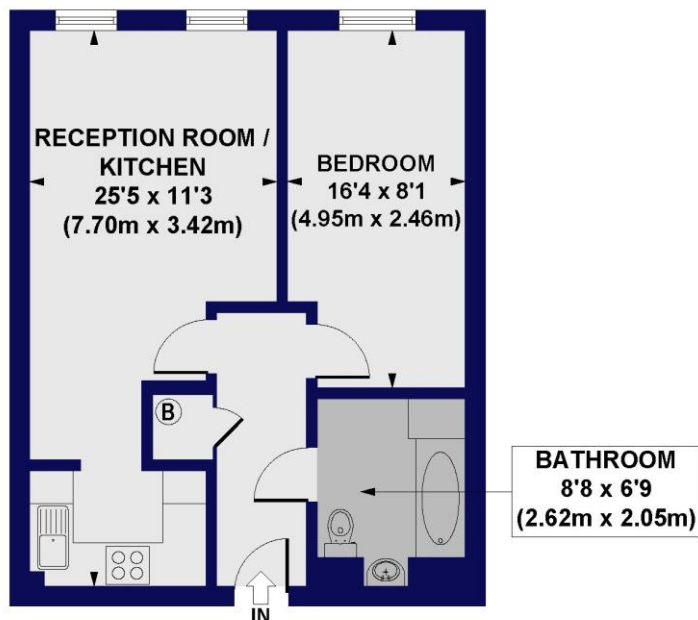
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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Seven Sisters Road, N4
Approx. Gross Internal Floor Area 500 sq. ft / 46.43 sq. m



THIRD FLOOR

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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/HH250209>

Tenure: Leasehold

Term: 107 year and 8 months

Service Charge: £2184 per annum

Ground Rent: £ 250 Annually (subject to increase)

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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