



FINSBURY PARK AVENUE, LONDON, N4
£695,000 FREEHOLD

SET WITHIN A QUIET RESIDENTIAL ENCLAVE, THIS WELL PROPORTIONED THREE BEDROOM END OF TERRACE HOUSE IS ARRANGED OVER THREE FLOORS AND PROVIDES APPROXIMATELY 939 SQ FT OF INTERNAL SPACE, EXCLUDING THE INTEGRAL GARAGE, N4.

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

Set within a quiet residential enclave, this well-proportioned three bedroom end of terrace house is arranged over three floors and provides approximately 939 sq ft of internal space, excluding the integral garage.

The ground floor begins with a practical entrance hall, with access to the garage and stairs leading to the upper floors.

Positioned at the rear is a bright kitchen and dining room with a good range of fitted cabinetry, integrated oven, gas hob and plenty of worktop space. There is comfortable room for a dining table, while glazed double doors open directly onto the garden.

The rear garden measures approximately 39 ft 6 by 15 ft 9 and has been arranged with a paved seating area, lawn and planted borders. Mature trees beyond the garden create a pleasant green backdrop and a good degree of privacy.

The first floor is centred around a separate living room overlooking the garden. Broad windows and glazed doors bring in plenty of natural light, while the proportions allow for a full seating arrangement without the room feeling crowded.

Also on this floor is the third bedroom and a modern shower room, making it particularly useful for guests, older children or anyone working from home.

The top floor contains two further bedrooms. The main bedroom is a generous double with fitted wardrobes and its own en suite shower room. The second bedroom is also a comfortable double with space for additional furniture.

The house offers a practical separation between the living and sleeping areas, together with particularly useful storage, off street parking and an integral garage.

Finsbury Park Avenue is a quiet residential turning in Harringay, well placed for the independent shops, cafés and restaurants along Green Lanes.

Manor House Underground Station provides Piccadilly line services, while Harringay Green Lanes offers Overground connections and Harringay Station provides direct National Rail services towards Moorgate. Finsbury Park Station is also within easy reach for the Victoria and Piccadilly lines and further National Rail connections.

The green open spaces and recreational facilities of Finsbury Park are nearby, with Woodberry Wetlands and the New River also easily accessible.

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.





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



<https://www.winkworth.co.uk/sale/property/STK260263>

Tenure: Freehold
Term: 0 year and 0 months (Subject to change)
Service Charge: £0 per annum (approx.)
Ground Rent: £ 0 Annually (Subject to review)
Council Tax Band: E
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.