



AMBLER ROAD, LONDON, N4
£1,550,000 FREEHOLD

**A SPACIOUS, FOUR BEDROOM, END OF
 TERRACE HOME POSITIONED MOMENTS
 FROM THE TUBE AND LOCAL PARKS.**

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

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DESCRIPTION:

A beautifully presented, four-bedroom family home set moments from the tube on Ambler Road, N4. Standing close to 1,600 sqft, the property has been tastefully decorated throughout, and benefits from a wealth of period charm. Accommodation comprises of a wonderfully bright, double reception complete with featured log burner, ornate cornicing and the original Victorian wooden floorboards, with access directly through to a sociable kitchen with plentiful worktops, cupboard space and a cleverly built breakfast bar. Leading out of the kitchen is a well-maintained garden, with patioed area, mature shrubs and artificial grass, perfect for children to play out in. The first floor occupies the master bedroom spanning the full width of the building, with a further double bedroom behind, while the recently refurbished family bathroom with standalone bath and separate shower is on the half landing. The top floor offers another two good sized double bedrooms, while the property is completed with a downstairs wc and useful cellar.

Ambler Road is set in the popular 'Blackstock Triangle' known for its village atmosphere and tree lined streets. The property is located a short distance to a number of leading Islington schools and the Highbury Barn locale. For the outdoor enthusiast there are a number of sporting options nearby with Finsbury Park, Clissold Park and Highbury Fields offering wonderful spaces for recreation, and Gillespie Nature reserve and the Parkland walk for a leisurely stroll. Transport links are amongst some of the best in London with the Finsbury Park hub (Victoria and Piccadilly lines and over ground services and substantial bus network) offering speedy access to Upper Street, the City, the West End, and International rail services at Kings Cross St Pancras.

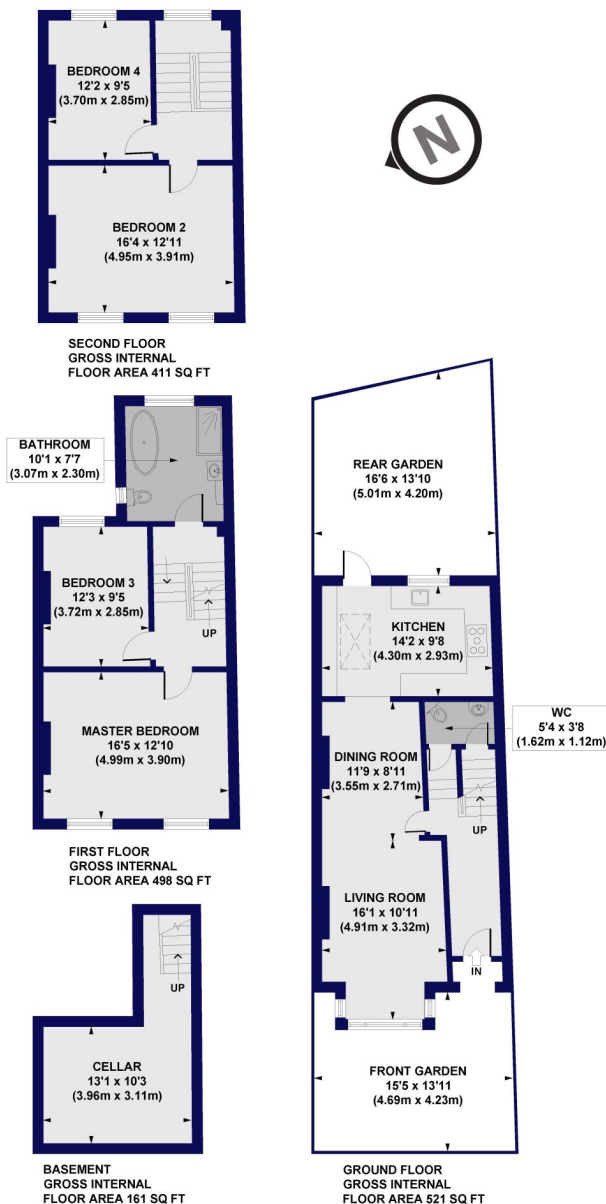
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Approx. Gross Internal Floor Area 1591 sq. ft / 147.79 sq. m



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		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/ISL250296>

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: G

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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