



AMBLER ROAD, LONDON, N4
£1,900,000 FREEHOLD

**A BEAUTIFULLY PRESENTED, FOUR DOUBLE
 BEDROOM PLUS STUDY, TWO BATHROOM
 VICTORIAN HOUSE IN N4.**

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DESCRIPTION:

A stunning, four double bedroom, two bathroom victorian house offering generous living space, a beautifully landscaped garden, and a prime position close to Finsbury Park station. This elegant home has been thoughtfully redecorated to combine timeless character with a modern touch.

The ground floor opens into a spacious, light-filled double reception room, coupled by 3.5m ceiling height, intricate cornicing, an original marble fireplace, and an impressive ceiling rose, creating an inviting living environment. At the rear, the bespoke kitchen with Miele appliances and dining area deliver both form and function with seamless access to the private garden through full width bi-folding doors. A retractable electric awning allows enjoyment of the outdoor seating area, making it an ideal space for entertainment. Upstairs, the master bedroom spans the full width of the house, abundantly filled with natural light. A second well proportioned double bedroom sits just behind, with a stylish, marble-tiled family bathroom located on the half landing. The top floor consists of two further double bedrooms and a cleverly placed study area, making excellent use of the upper split level. The property also presents exciting potential for future extension, subject to planning permissions (STPP).

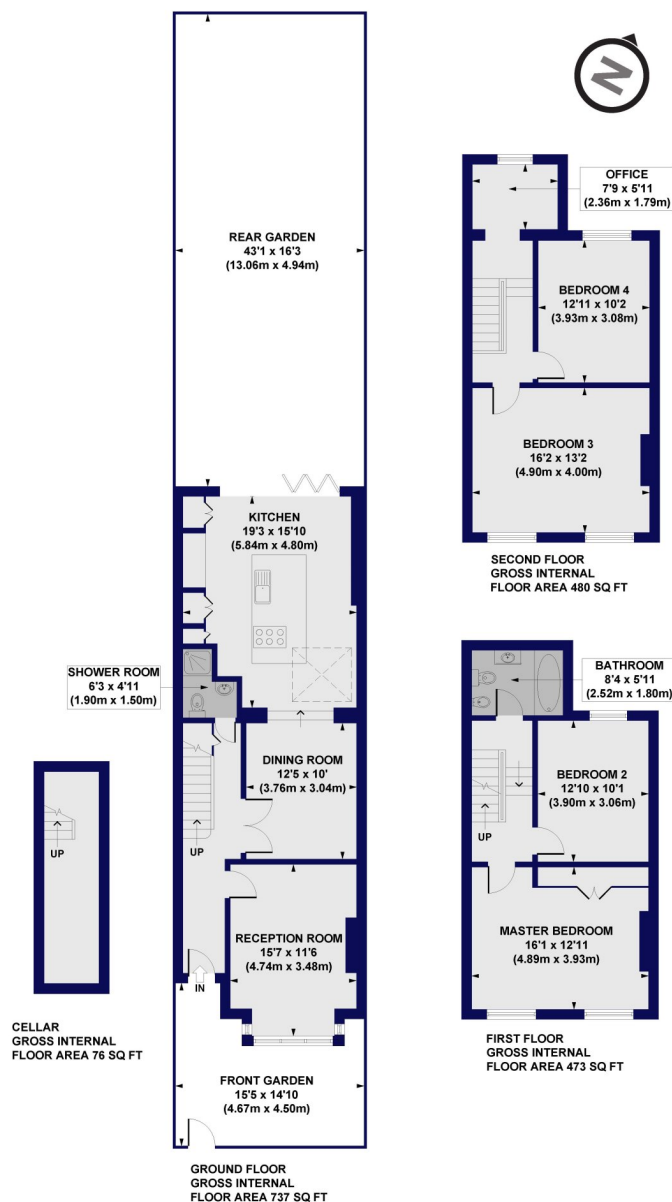
Ambler Road is set in the popular 'Blackstock Triangle' known for its village atmosphere and tree lined streets. The property is located a short distance to a number of leading Islington schools and the Highbury Barn locale. For the outdoor enthusiast there are a number of sporting options nearby with 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 1766 sq. ft / 164.07 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	73 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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