



FLAT A, BROWNSWOOD ROAD, LONDON, N4  
OIEO £800,000 SHARE OF FREEHOLD

**A STUNNING, THREE BEDROOM PERIOD  
CONVERSION WITH PRIVATE GARDEN IN N4.**

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## DESCRIPTION:

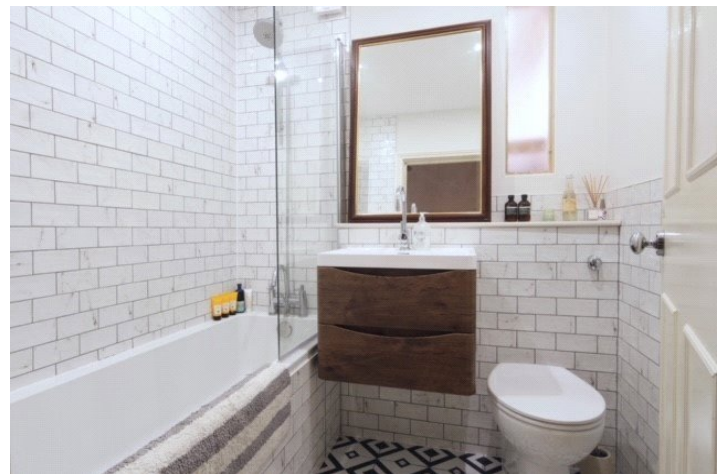
A sensational, three double bedroom period conversion split over two levels of this handsome Victorian building in Highbury, N4. Standing at a very impressive 1,022 sqft, the property has been completely transformed by the current owners offering a perfect balance of original features and modern living. Accommodation consists of a wonderful spacious, open plan living room kitchen area fitted with a cleverly designed breakfast bar making it the perfect entertaining space. Leading out of the kitchen and third bedroom is a landscaped, private garden completed with pebble borders and grassed area. The raised ground floor consists of three well-proportioned bedrooms, the master and second bedroom include feature chimney breasts while the property is completed with a modern family bathroom.

The property is located along Brownswood Road allowing for easy access to the green spaces of Finsbury Park, 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 link is Finsbury Park Station (Victoria, Piccadilly and over ground 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.

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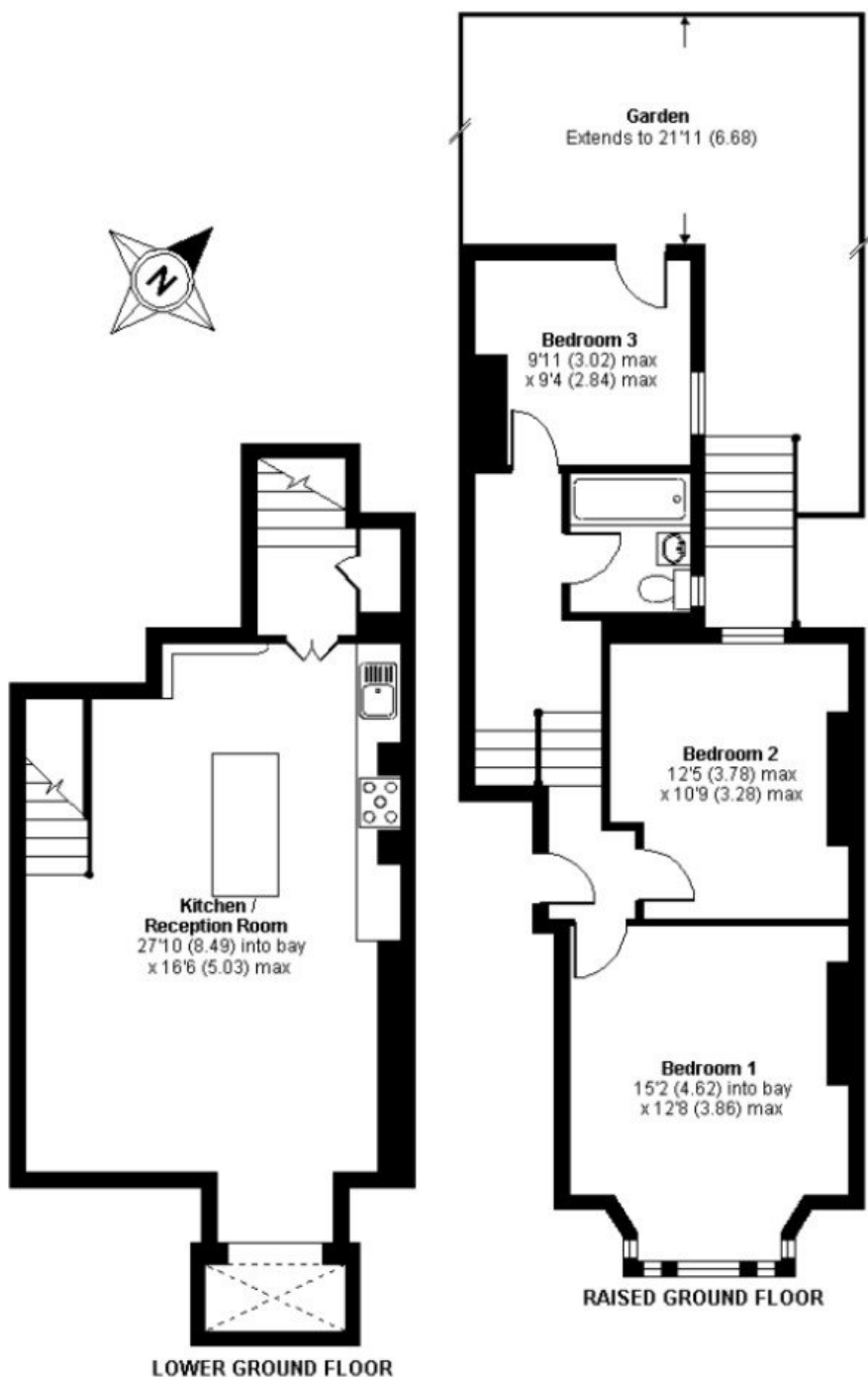




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# Brownswood Road N4

APPROX. GROSS INTERNAL FLOOR AREA 1022 SQFT / 95 SQM



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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	82
B (81-91)	
C (69-80)	74
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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