



BLACKSTOCK ROAD, LONDON, N4
OIEO £875,000 FREEHOLD

BEAUTIFUL 3 BEDROOM FAMILY HOME SITUATED NEAR MULTIPLE TUBE STATIONS

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

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DESCRIPTION:

This truly wonderful three-bedroom freehold family home is filled with charm and is ideally located between Highbury and Finsbury Park. The house offers larger proportions than others on the road and is flooded with natural light throughout the day due to the East-West orientation.

The living and dining room are both bright and airy with unique features including double doors out to the beautiful and mature rear garden. The kitchen that benefits from windows at two aspects completes the downstairs accommodation.

The upper floor is currently set up to provide three bedrooms with each benefiting from large windows and storage space. There is also a family-sized bathroom which is finished in a contemporary style.

The house is perfectly situated for an array of local amenities including independent shops, restaurants and coffee shops as well as being in easy reach of three local parks, Gillespie nature reserve and desirable schools and nurseries.

Blackstock Road is just a couple of minutes from the prestigious Highbury Barn. The property is close to the highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Bournes Fishmongers and Highbury Vintners. Clissold Park and Highbury Fields are also moments away. The property is fantastically placed for local transport links - with a selection of excellent bus routes, and Finsbury Park (Victoria line) and Arsenal (Piccadilly Line) a short distance away. Highbury & Islington station (Victoria and London Overground lines) is also nearby.

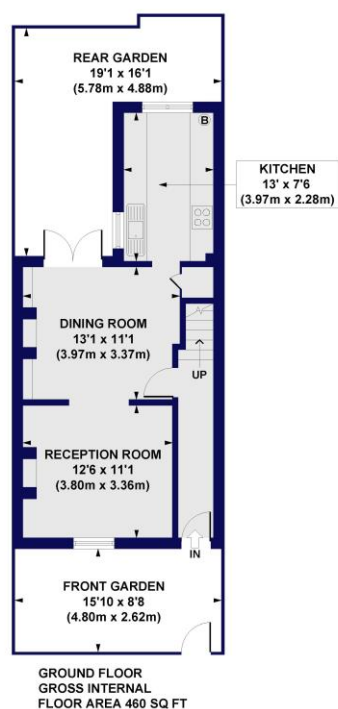
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Approx. Gross Internal Floor Area 924 sq. ft / 85.84 sq. m



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		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/HIH240170>

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

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.

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