



WILBERFORCE ROAD, LONDON, N4  
£1,195,000 SHARE OF FREEHOLD

## BEAUTIFUL SPLIT-LEVEL 3 BEDROOM PLUS STUDY WITH A PRIVATE TERRACE

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## DESCRIPTION:

An exceptional, three double bedroom, two-bathroom period conversion set on a quiet tree lined street in N4. Extending over 1,300 sq ft, the property is finished to the highest of standards and would appeal to any growing family wanting space coupled with a superior location. Upon entering through your own front door, you are welcomed into a light filled, west facing, open plan living room/dining along with a separate and beautifully appointed kitchen. The kitchen has been cleverly designed with plentiful worktop space and storage, and further benefits from access to a stunning private terrace. All three bedrooms are spacious doubles, and the principal bedroom comes with its own en-suite shower room. The family bathroom is luxurious and comes with bath and shower ideal for every family. The office/study is perfect for those who require that work from home space and provides access to the incredible rear garden.

The ever-popular Wilberforce Road allows for easy access to multiple tube stations as well as the green spaces of both Clissold and Finsbury Park. A variety of shops, cafes and eateries are located on Mountgrove Road and nearby Highbury Park. Stoke Newington Church Street is also a short walk away through Clissold Park. The nearest public transport link is Finsbury Park Station (Victoria, Piccadilly, and National Rail Lines) and Arsenal Underground Station (Piccadilly Line), whilst there are numerous bus routes taking you into Angel, the City, and the West End.

\*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.\*

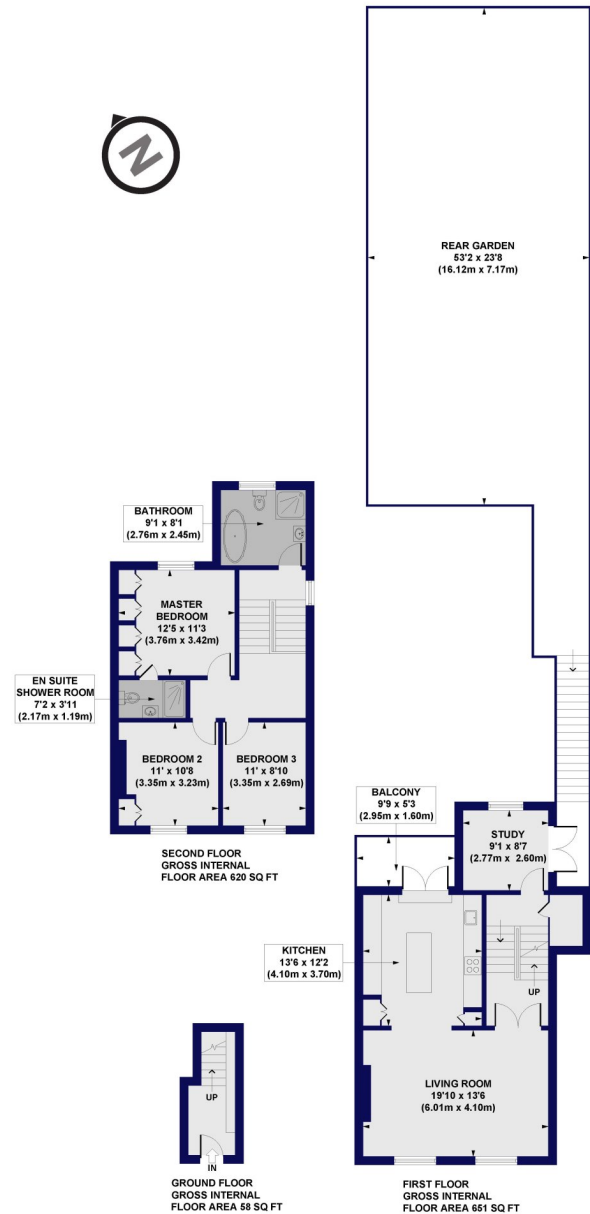
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Wilberforce Road, N4  
Approx. Gross Internal Floor Area 1328 sq. ft / 123.41 sq. m



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		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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