



AMBLER ROAD, LONDON, N4
OFFERS OVER £1,150,000 FREEHOLD

**UNMODERNISED, FOUR BEDROOM, TWO
BATHROOM FAMILY HOME WITH POTENTIAL
TO EXTEND STPP.**

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

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DESCRIPTION:

A unique opportunity to purchase an unmodernised, four double bedroom house on the ever-popular Ambler Road, N4. With potential to extend in multiple places STPP, the property currently offers a wealth of character and would make a tremendous family home. The bright double reception room features an abundance of natural light and high ceilings whilst the kitchen to the rear leads out into a wonderful, west facing private garden. The first floor comprises of the master bedroom, stretching the full width of the house, a further bedroom and separate W.C. with bathroom. The top floor consists of two further good-sized double bedrooms as well as access to a loft conversion. A cellar is also accessible from the ground floor offering an excellent storage space.

Ambler Road is set in the popular Blackstock Triangle known for its community atmosphere and tree lined streets. The property is located near several truly excellent restaurants and amenities including Gail's bakery, M&S Food and a Picture house cinema, in addition to many great cafes & shops. The property is also in the catchment area for the local Outstanding (Ofsted rated) Ambler nursery and primary school.

For the outdoor enthusiast and those with children, there are many wonderful parks and playgrounds to choose from within a short walk including Clissold Park, Highbury Fields, Finsbury Park and the Gillespie nature reserve.

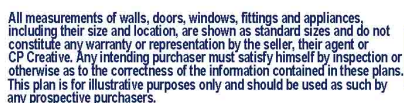
Transport links are amongst the best in London with some of the best in London with Arsenal (Piccadilly line) and the Finsbury Park hub (Victoria and Piccadilly lines and over ground services and substantial bus network) offering speedy access to Upper Street, the City, the West End, and International rail services at

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Approx. Gross Internal Floor Area 1722 sq. ft / 160.11 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 1591 sq. ft / 147.86 sq. m (Excluding Restricted Height Area & Eaves)



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.



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