



ALEXANDRA GROVE, LONDON, N4
£425,000 SHARE OF FREEHOLD

A SPACIOUS, ONE BEDROOM PERIOD CONVERSION SET ACROSS THE FIRST FLOOR OF THIS HANDSOME VICTORIAN BUILDING

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





DESCRIPTION:

A spacious, one bedroom period conversion set across the first floor of this handsome Victorian building in N4. Standing at 436 sqft, the property offers wonderfully bright, well-proportioned rooms throughout. The good-sized reception room is positioned directly next to a fully equipped kitchen with ample worktop and cupboard space. The property is completed with a modern family bathroom and offered as a share of freehold.

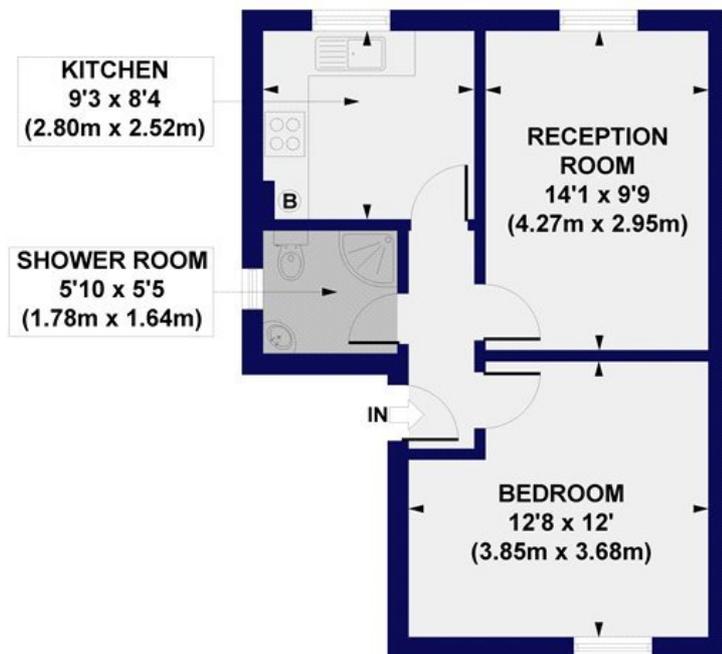
Alexandra Grove is a beautiful tree lined street and allows for easy access to Finsbury Park station as well as the green spaces of both Finsbury Park and Clissold Park. A variety of shops, cafes and eateries are located on Blackstock Road and nearby Highbury Park. Stoke Newington Church Street is also a short walk away through Clissold Park. The nearest public transport link is Finsbury Park Station (Victoria, Piccadilly and National Rail Lines) and Manor House Underground Station (Piccadilly Line), whilst there are numerous bus routes taking you into Angel, the City and the West End, Kings Cross St. Pancras is also a short distance away allowing international travel with ease.

Winkworth



Winkworth

Alexandra Grove, N4
 Approx. Gross Internal Floor Area 436 sq. ft / 40.49 sq. m



FIRST FLOOR

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.

Winkworth

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



<https://www.winkworth.co.uk/sale/property/HH260051>

Tenure: Share of Freehold
Term: 951 year and 0 months (Subject to change)
Service Charge: £0 per annum (approx.)
Ground Rent: £ 100 Annually (Subject to review)
Council Tax Band: C

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.

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

Winkworth

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.