



WILBERFORCE ROAD, LONDON, N4
£500,000 SHARE OF FREEHOLD

**A FANTASTIC, TWO DOUBLE BEDROOM,
 FIRST FLOOR PERIOD CONVERSION.**

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

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DESCRIPTION:

Set on the first floor of this grand period building is this amazingly bright two-bedroom, split-level apartment. Period features run through the property including sash windows and a focal point fireplace. On entering the property, you are welcomed into a wonderfully generous living space, full of natural light accompanied by a good-sized kitchen to the side complete with plentiful worktop space and ample cupboards. Both bedrooms are good sized doubles, and a modern family bathroom also benefits from natural light. The property is in great condition and includes a share of the freehold.

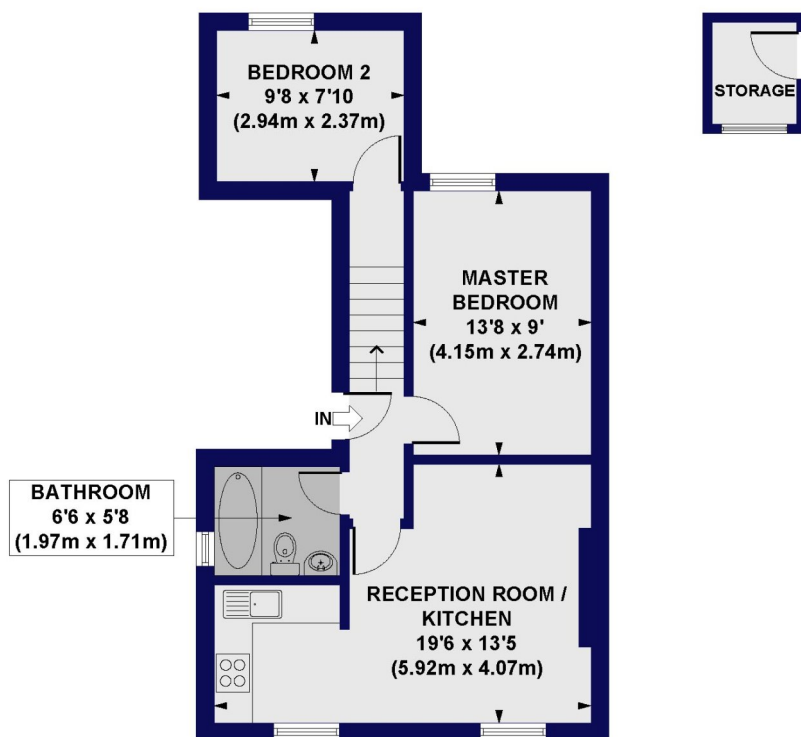
The flat is situated on a treelined, no through road and is perfectly located for a selection of fantastic transport links as well as local shops. Finsbury Park Station is a four-minute walk away. The village atmosphere at Highbury Barn and Mountgrove Road are close by along with numerous independent shops, cafes and restaurants. The green open spaces of both Clissold and Finsbury Park are both just moments from the property. An array of transport links offer easy access across London with Arsenal and Finsbury Park tubes providing the closest underground links on the Piccadilly and Victoria lines. Numerous bus services located on Blackstock Road offer routes to the City, the West End and Angel. St Pancras International is 10-minutes away, and Gatwick Airport is 53-minutes away on the overground.

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Wilberforce Road, N4
Approx. Gross Internal Floor Area 511 sq. ft / 47.46 sq. m
(Excluding Storage)



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.

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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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HIH260235>

Tenure: Share of Freehold

Term: 112 year and 8 months (Subject to change)

Service Charge: £0 per annum (approx.)

Ground Rent: £ 0 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.

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