



GROUND FLOOR, PLIMSOLL ROAD, LONDON, N4  
£599,950 LEASEHOLD

IN NEED OF UPDATING IS THIS SPACIOUS, 2  
BEDROOM, GROUND FLOOR FLAT WITH  
PRIVATE GARDEN.

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## DESCRIPTION:

A spacious, two double bedroom apartment set on the ground floor of this handsome, Victorian building in N4. Standing at 976 sqft including the cellar, the property is in need of modernisation and offers potential to extend STPP. Current accommodation comprises of an open plan living room/kitchen with sliding door leading out to a very good sized, private garden. Accessed via the garden is a cleverly designed, conveniently positioned utility area. Both bedrooms are genuine doubles, the master benefiting from a feature fireplace and the second bedroom including built in storage. A sizeable cellar completes the property along with a further courtyard.

Plimsoll Road is set in the popular Blackstock Triangle known for its community atmosphere and tree lined streets. The property is located near a number of 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.

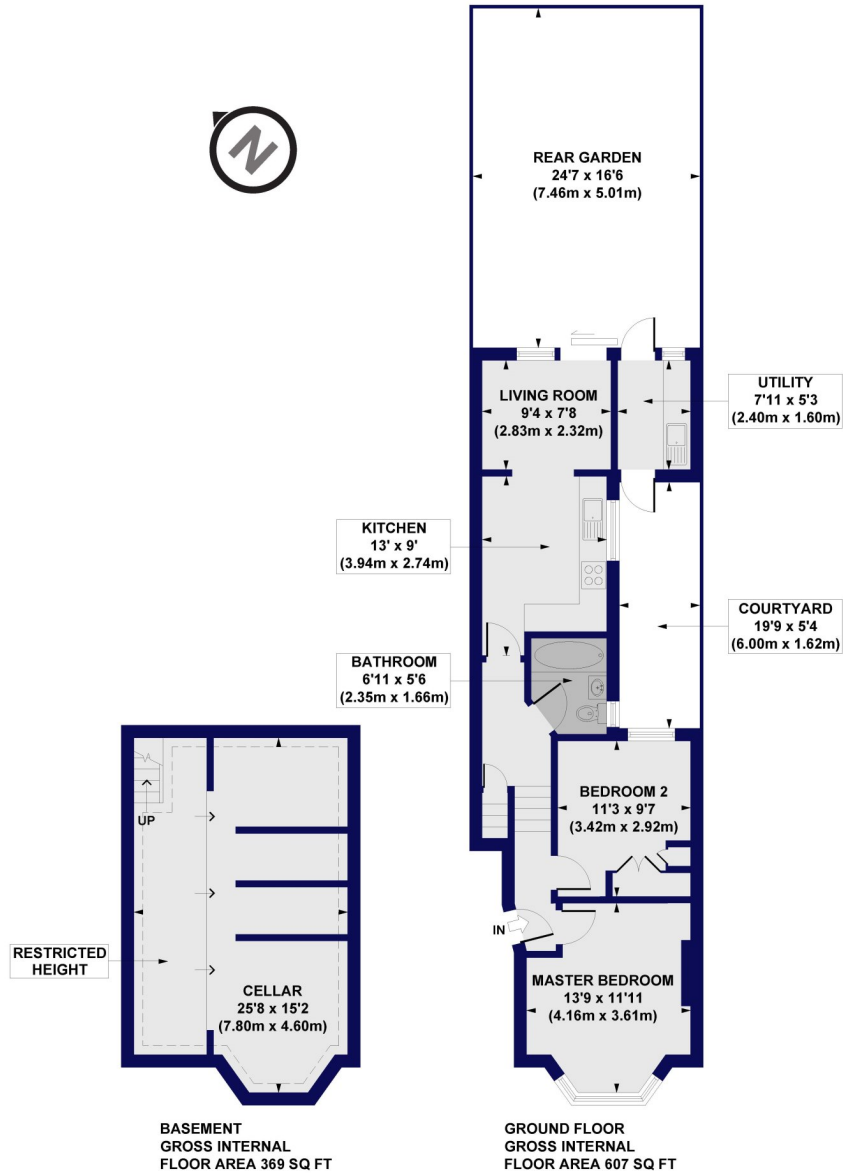
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# Plimsoll Road, N4

Approx. Gross Internal Floor Area 976 sq. ft / 90.73 sq. m (Including Cellar)



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