



PLIMSOLL ROAD, LONDON, N4
£1,200,000 FREEHOLD

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

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

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

A unique opportunity to purchase an unmodernised, four double bedroom house on the ever-popular Plimsoll 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 original cornicing, while the kitchen to the rear leads out into a wonderful, south-west facing private garden. The first floor comprises of the master bedroom, stretching the full width of the house, a further bedroom, an unfitted kitchen and separate wc with bathroom. The top floor consists of two further good-sized double bedrooms while the property is completed with a useful cellar and further shower room.

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.

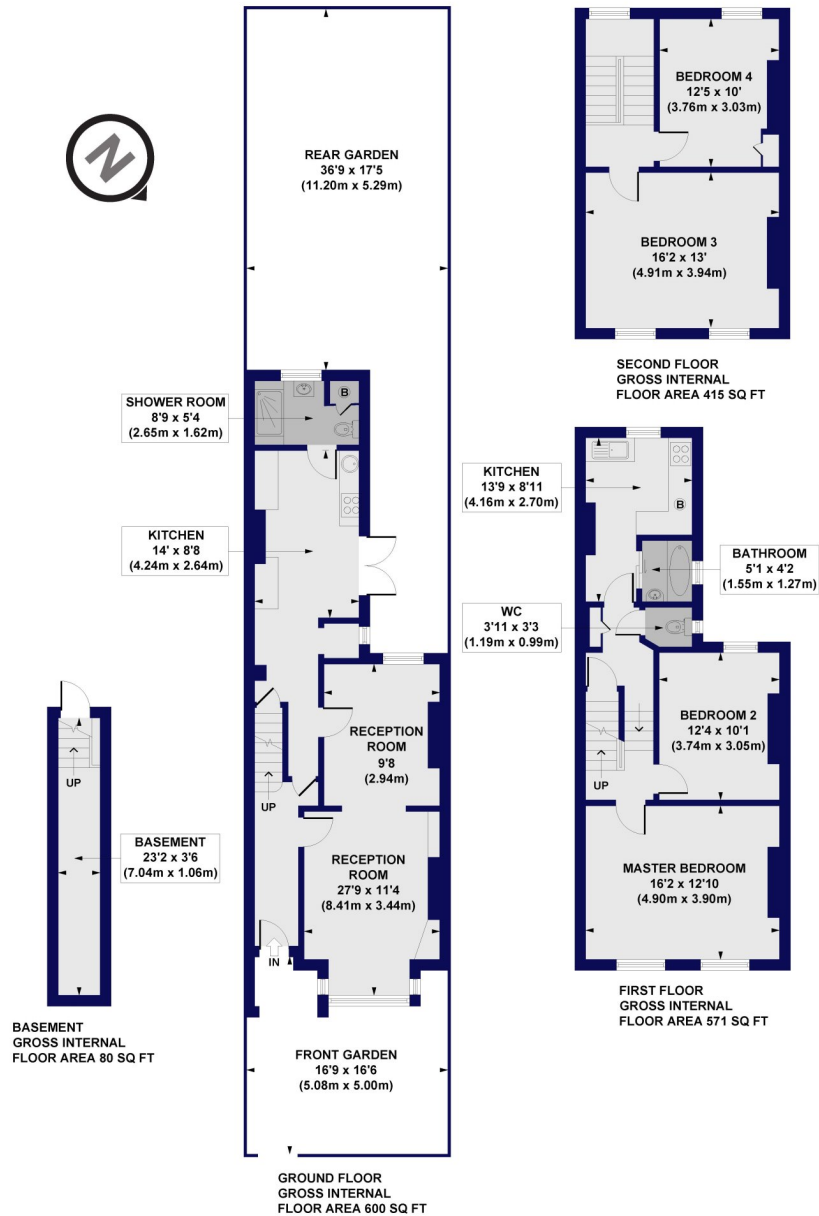
For the outdoor enthusiast and those with children, there are many wonderful parks and playgrounds to choose from within a short walk including Clissold Park, Highbury Fields, Finsbury Park and the Gillespie nature reserve.

Winkworth



Winkworth

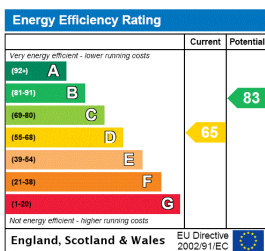
Plimsoll Road, N4
Approx. Gross Internal Floor Area 1666 sq. ft / 154.84 sq. m



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.

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.



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

Winkworth

winkworth.co.uk

See things differently

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.