

ADOLPHUS ROAD, LONDON, N4
£850,000 SHARE OF FREEHOLD

**STUNNING PERIOD HOME WITH MODERN
 FEATURES, LOCATED IDEALLY ON A PRIME
 ROAD IN N4**

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

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

A stunning, three double bedroom, two-bathroom period conversion positioned across the top two floors of this handsome Victorian building on Adolphus Road, a highly sought after and mature residential street in N4. Standing at 1,175 sqft and having been entirely renovated in 2018, the property benefits from some beautiful period charm whilst having the modern and practical living space throughout. There is a wealth of natural light in each room and with two separate levels of living space, you really get that sense of a family home. Accommodation comprises of a wonderfully spacious living room/kitchen that creates the perfect entertaining space. All three bedrooms are good sizes, two on the first floor with another positioned on the second floor, which has the advantage of a fully fitted ensuite and the all-important storage cupboards that have significant depth. The main bathroom is beautifully designed and completes the internal accommodation. This would make an excellent home for any end user or long-term investment, whilst it is also offered to the market with a share of the freehold. No description of this property would be complete without mention of the amazing private garden that is sectioned off with access through a locked door. This makes it perfect for the growing family and the green fingered.

Adolphus Road is situated in a sought-after residential area in North Highbury and offers an abundance of transport links and opportunities. The nearby Woodberry Down reservoirs provide a tranquil walk or canoe and sailing classes, whilst Clissold Park and Finsbury Park both allow generous green spaces and opportunity for numerous sports activities, alongside the Castle climbing centre. Tube access is easy, being only a short walking distance from Finsbury Park station (Piccadilly line, Victoria line and National Rail) with Manor House and Arsenal also close by, whilst numerous bus links provide easy access to the City and West End.

Winkworth

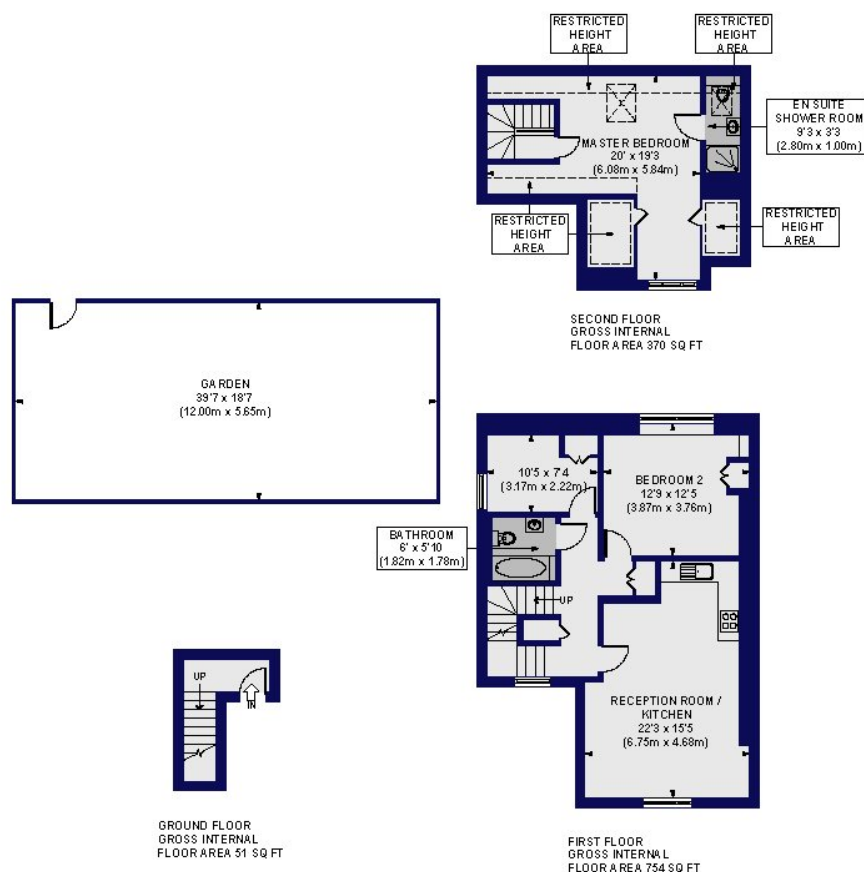


Winkworth

Adolphus Road, N4

Approx. Gross Internal Floor Area 1175 sq. ft / 109.14 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1048 sq. ft / 97.36 sq. m (Excluding Restricted Height Area)



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	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/HIH250168>

Tenure: Share of Freehold

Term: 990 year and 5 months

Service Charge: £3400 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: E

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](https://www.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.