



FINSBURY PARK ROAD, LONDON, N4
£645,000 SHARE OF FREEHOLD

A BRIGHT, TWO BEDROOM PERIOD CONVERSION LOCATED ON A PRIME ROAD IN N4

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DESCRIPTION:

We are delighted to present to the market this charming and well-proportioned two-bedroom first-floor period conversion, ideally situated on the popular Finsbury Park Road, N4.

Set within an attractive Victorian building, this characterful apartment offers well-balanced accommodation with a spacious reception room, two bedrooms, a separate kitchen and a contemporary bathroom. The property retains a number of attractive period features, including high ceilings, sash-style windows and a feature fireplace, creating a warm and characterful feel throughout.

The bright and inviting reception room provides an excellent principal living space, with generous proportions allowing for both comfortable seating and dining. Large windows provide an abundance of natural light, while the period fireplace adds a distinctive focal point.

The separate kitchen is well equipped with a range of fitted wall and base units, integrated appliances and ample worktop space. Both bedrooms are well proportioned, with the principal bedroom benefiting from excellent natural light and fitted storage.

A modern bathroom completes the accommodation, with contemporary sanitaryware and a clean, neutral finish.

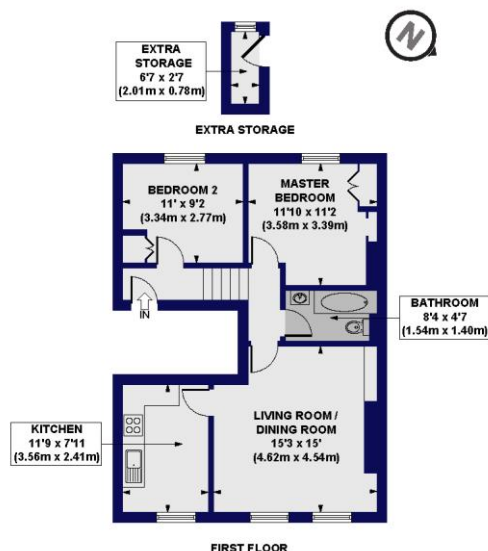
Finsbury Park enjoys a prime location, providing easy access to the amenities of the prestigious Highbury Barn and Blackstock Road. Additionally, residents can take advantage of the green open spaces of Clissold Park, Finsbury Park, and the vibrant bars and restaurants along Stoke Newington Church Street. Other notable attractions in proximity include the West Reservoir, Gillespie Park, Parkland Walk, Highbury Fields, Abney Park and Newington Green.

Transport links are excellent, with Finsbury Park (Victoria Line) and Arsenal (Piccadilly Line) tube stations located a short distance away. The property also benefits from convenient bus links, providing easy access to the City and the West End.

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Finsbury Park Road, N4
Approx. Gross Internal Floor Area 651 sq. ft / 60.48 sq. m
(Excluding Extra Storage)



All measurements of walls, doors, windows, fittings and appliances are approximate and should not be relied upon for any purpose. The floor plan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. The floor plan is for illustration purposes only and is not to scale.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HIH260281>

Tenure: Share of Freehold

Term: 88 year and 1 months (Subject to change)

Service Charge: £0 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: D

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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