



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

A SPACIOUS, THREE BEDROOM FAMILY HOME IN NEED OF MODERNISATION CLOSE TO TRANSPORT AND SCHOOLS.

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DESCRIPTION:

CASH BUYERS ONLY. An unmodernised, three-bedroom family home positioned on a beautiful tree lined street in Highbury, N4. Standing in excess of 1,500 sqft, the property offers any potential buyer huge potential to extend, STPP and create a truly stunning forever home, whilst also including a vast amount of originality from when the house was first built. Accommodation currently comprises of two spacious reception rooms on the ground floor with an additional dining room to the rear, which leads out to the extended kitchen. The first floor occupies three good sized double bedrooms, the master spans the full width of the front of the house and benefits from incredible ceiling height, while a separate toilet and ensuite bathroom completed the upper floors. A sizeable rear garden stretching almost 30 ft and a further coal cellar conclude this stunning house.

Plimsoll Road is a tree-lined street in the Blackstock triangle which is renowned for its neighbourly feel. Furthermore, the property falls within the catchment area of several local schools rated "Outstanding" by Ofsted, including the very popular Gillespie and Ambler Schools. The property is perfectly situated for an array of local amenities, including independent shops, restaurants and coffee shops, as well as being in easy reach of three local parks and Gillespie nature reserve. Upper Street is only a short distance away and

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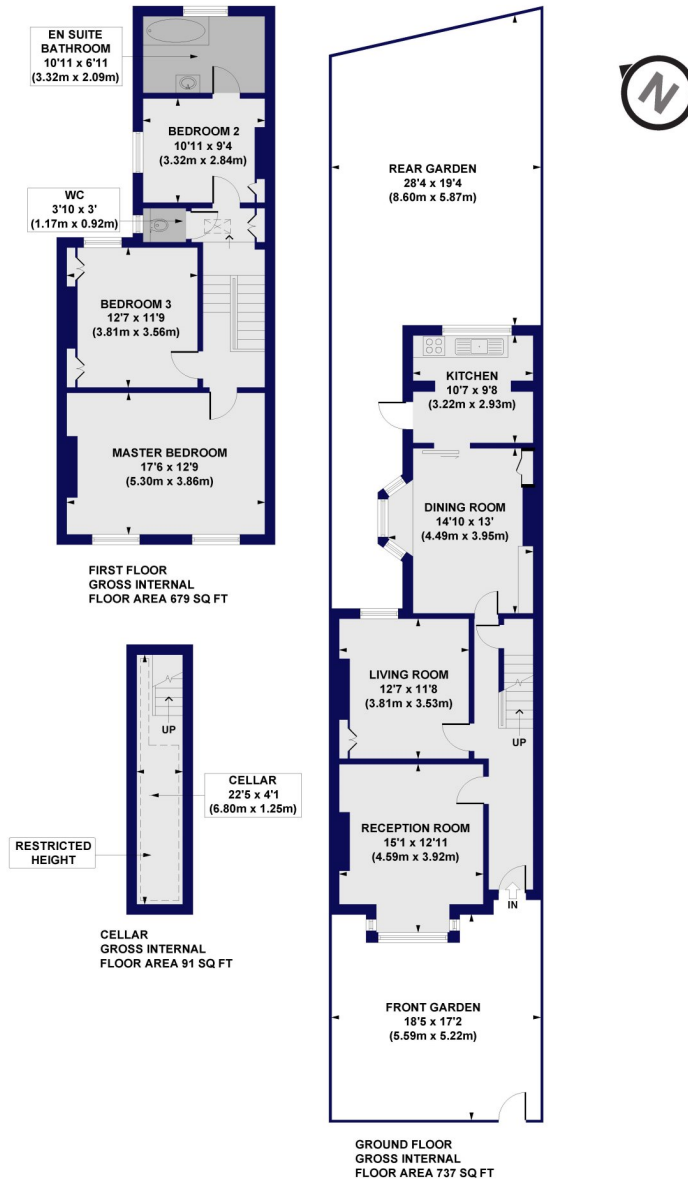


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Plimsoll Road, N4

Approx. Gross Internal Floor Area 1507 sq. ft / 140.03 sq. m (Including Cellar)


Approx. Gross Internal Floor Area 1416 sq. ft / 131.53 sq. m (Excluding Cellar)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F		47	
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
			

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