



GROUND FLOOR FLAT, FINSBURY PARK ROAD, LONDON, N4  
**£950,000 SHARE OF FREEHOLD**

## A BEAUTIFUL, THREE BEDROOM GROUND FLOOR PERIOD CONVERSION WITH ITS OWN PRIVATE GARDEN

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## DESCRIPTION:

A stunning, three double bedroom, ground floor apartment set on the ever-popular Finsbury Park Road. Standing close to 1,110 sqft, the property offers a wealth of charm throughout and is offered to the market with a share of the freehold. Accommodation comprises of a spacious reception room positioned at the front of the building, complete with a cosy log burner and gorgeous bay window. The kitchen offers plentiful worktop and cupboard space, along with ample room for a sizeable dining table. All three bedrooms are good sized doubles and overlook the peaceful, south-west facing private garden. The property is completed with a contemporary bathroom, separate wc and a useful cellar.

Finsbury Park Road is a beautiful treelined, no through road and is perfectly located for a selection of fantastic transport links as well as local shops. The village atmosphere at Highbury Barn and Mountgrove Road are just a short distance away along with numerous independent shops, cafes and restaurants. The green open spaces of both Clissold Park and Finsbury Park are both just moments from the property. An array of transport links offers effortless access across London with Arsenal and Finsbury Park Underground providing the closest underground links on the Piccadilly Line and Victoria Line. Numerous bus services located on Blackstock road offer routes to the City, West End and Angel and international transport is facilitated from St Pancras.

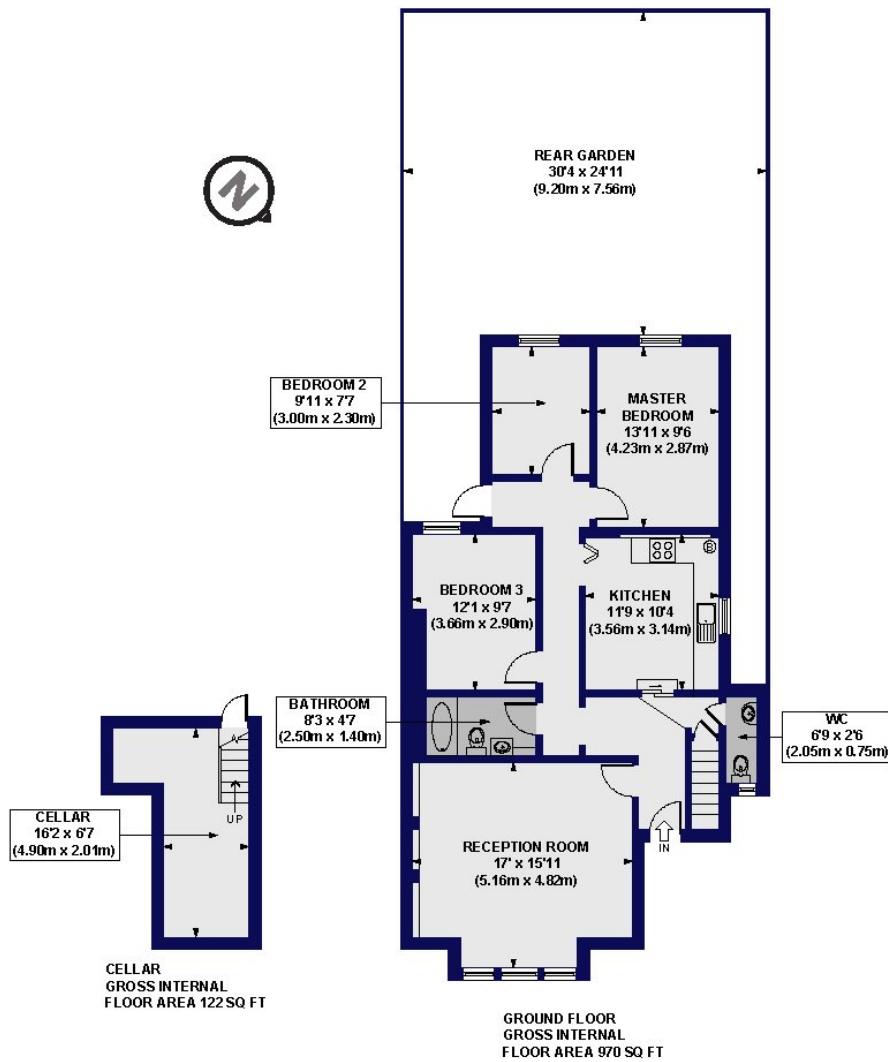
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**Finsbury Park Road, N4**  
**Approx. Gross Internal Floor Area 1092 sq. ft / 101.43 sq. m**



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.

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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	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
74	77
England, Scotland & Wales	
EU Directive 2002/91/EC	

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