



Ambler Road, N4 2QR

Asking Price Of £1,200,000
Freehold



Ambler Road

Asking Price Of £1,200,000

Freehold

A mid-terraced four bedroom, Victorian home in need of modernisation throughout, with 1679sqft/156.0sqm of internal space. Arranged over two floors, the ground floor comprises of a reception room, rear bedroom and second reception room leading on to a kitchen area, with doors opening out to a south west facing garden. Upstairs offers a generous master bedroom, with two further bedrooms and a family bathrooms Ambler Road is a quiet road in close proximity to the amenities of Highbury, within catchment of outstanding primary schools. Served by excellent transport links via Arsenal tube station, plus the Victoria Line, Overground, National Rail at Finsbury Park.

- Four Bedroom House
- South-west Facing Private Garden
- In Need of Modernisation
- 1679sqft/156.0sqm
- Epc Rating D
- Great Location
- Mins Walk to Highbury Barn
- Great School Catchment Area



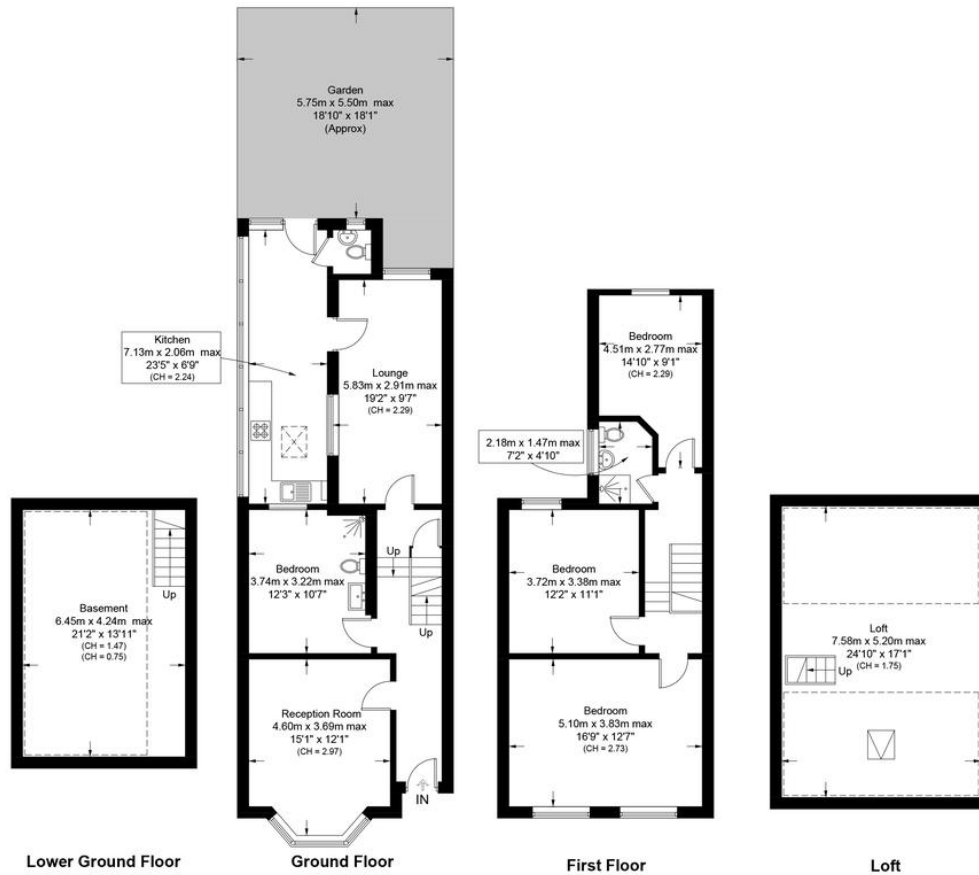




Ambler Road, N4

Approximate Gross Internal Area = 1384 sq ft / 128.6 sq m
Basement = 69 sq ft / 6.4 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 226 sq ft / 21.0 sq m
Total = 1679 sq ft / 156.0 sq m
(Excluding Loft)

**DAVID
ANDREW** | your
most
valuable
asset



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London N5 2XE

T (0)20 7354 9111

Stroud Green Office

167 Stroud Green Road
London N4 3PZ

T (0)20 7281 2000

General Contact



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1095994)

**DAVID
ANDREW** | your
most
valuable
asset

Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.