



Stroud Green Road, N4 3RZ

Guide Price £650,000
Share of Freehold



Stroud Green Road N4

Situated in the vibrant heart of Stroud Green, this splendid three-bedroom duplex apartment spans the top two floors of an attractive and well-maintained Victorian conversion, offering a blend of historical charm and modern comforts.

In good decorative order throughout and offering a generous 975 SQ FT/ 90.6 SQ M of internal living space the flat is arranged over the first and second floors.

On the first floor you'll find the heart of the flat; a remarkably spacious semi-open plan kitchen reception area with stunning wooden floors which effortlessly connect the two rooms, exuding a sense of warmth. Coving to the ceilings and two cast-iron fireplaces add character and charm to the space.

The kitchen offers a range of stylish wall and base units providing plenty of storage and space for essential appliances while a breakfast bar adds a touch of practicality. The reception area is spacious and flooded by natural light through two sash windows offering the perfect place for relaxing or entertaining.

Next door, the first of the three bedrooms easily accommodating a double bedroom and benefitting from great natural light. A three-piece family bathroom with a shower bath combination, washbasin, inset WC, and a large, heated towel rail completes this floor. Stairs lead up to the second floor featuring another double bedroom and the primary bedroom, providing plenty of space for a working from home space and benefitting built-in storage within the eaves. A second bathroom with a shower, washbasin, vanity storage, inset WC, and heated towel rail is conveniently located next door.

Situated on the lively Stroud Green Road, this property enjoys excellent transport links with easy access to Finsbury Park (Victoria & Piccadilly lines, National Rail, Thameslink), Crouch Hill Overground and various bus routes. The vibrant neighbourhood offers a ever growing selection of fantastic bars, restaurants, and coffee shops right on your doorstep. Nature enthusiasts will appreciate the popular Parkland Walk nature reserve and the green spaces at Finsbury Park which are only a short stroll away.

Chain free sale | Share of Freehold | Three double bedrooms | Two bathrooms | Stunning interconnected reception and kitchen | 975 SQ FT/ 90.6 SQ M | Attractive Victorian conversion | Convenient location for transport and local amenities





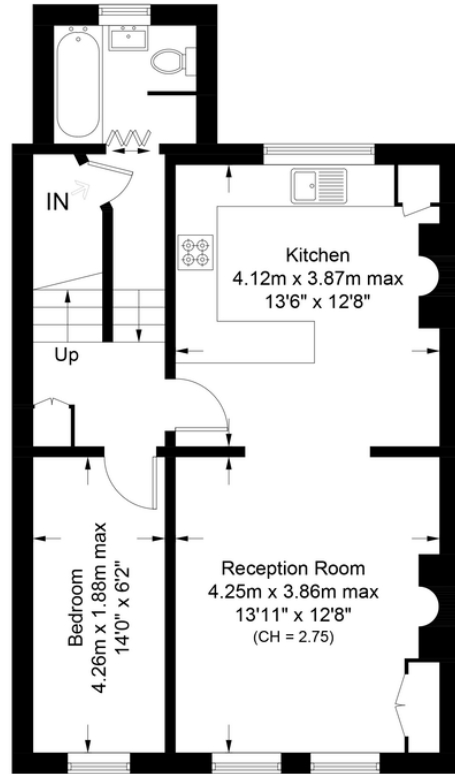


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Approximate Gross Internal Area = 903 sq ft / 83.9 sq m
Reduced Headroom = 72 sq ft / 6.7 sq m
Total = 975 sq ft / 90.6 sq m

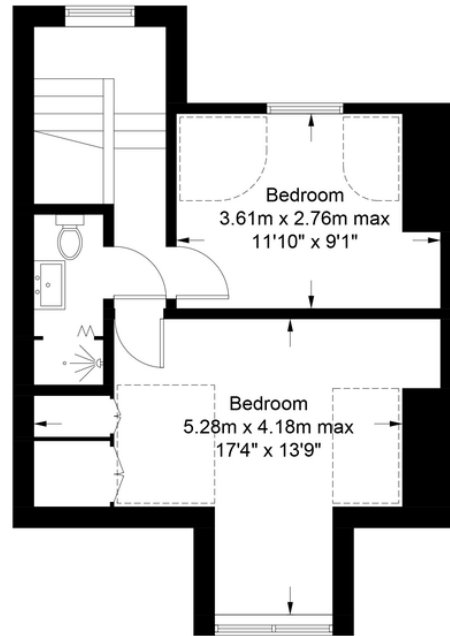
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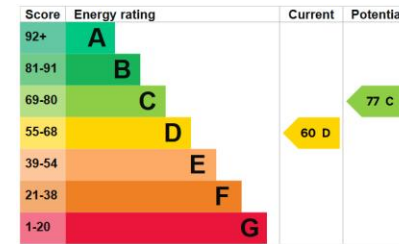


First Floor

= Reduced headroom below 1.5m / 5'0



Second Floor



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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

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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.

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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. (ID1092046)

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