



Wilberforce Road, N4 2SW

Asking Price Of £595,000  
Leasehold





# Wilberforce Road

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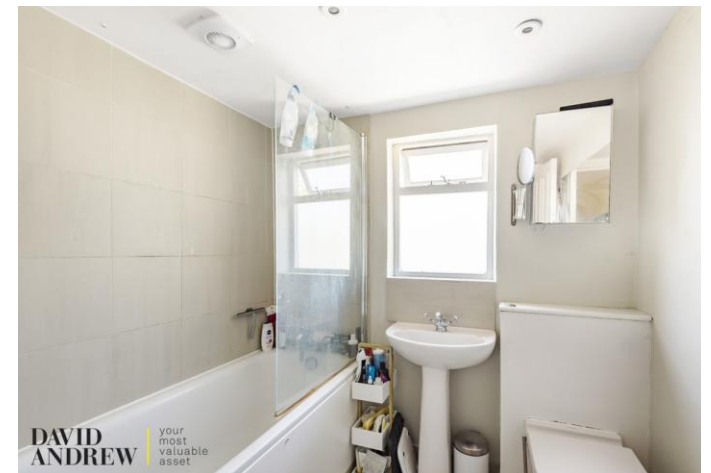
Leasehold

Stylish two-bedroom apartment with abundance of natural light and high ceilings, arranged on the upper floor of this Victorian conversion. The apartment is in good condition throughout and comprises of a spacious reception room and separate galley kitchen, two good sized bedrooms and a family bathroom suite. The property also benefits from a substantial loft space which could be converted, subject to planning permission and total space including loft space is 1127sqft/104.75sqm. Wilberforce Road is a desirable and quiet street close to the shops, cafes and bars of Finsbury Park, Highbury and Stoke Newington. Clissold Park, Gillespie Reserve & Woodberry Wetlands are all within a short walk. The property is incredibly well connected, with Victoria/Piccadilly Underground (Arsenal & Finsbury Park) Overground, National Rail services and regular bus services all on your doorstep.

- Two Double Bedrooms
- Very Well Presented
- 1127sqft/104.75sqm
- Sole Use of Loft Space
- Victorian Conversion
- Great Location
- Good Transport Links
- close to Finsbury Park









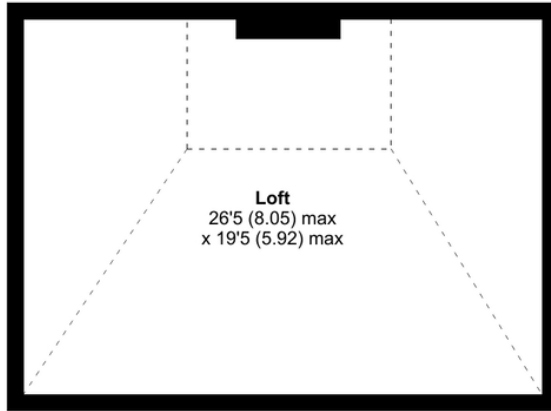
# Wilberforce Road, London, N4

Approximate Area = 1127 sq ft / 104.7 sq m

Limited Use Area(s) = 72 sq ft / 6.7 sq m

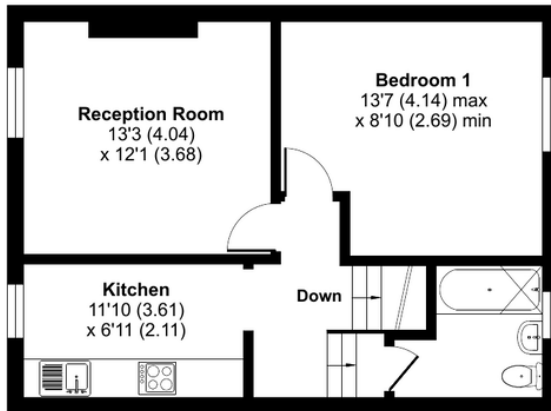
Total = 1199 sq ft / 111.4 sq m

For identification only - Not to scale



**Loft**  
26'5 (8.05) max  
x 19'5 (5.92) max

**THIRD FLOOR**



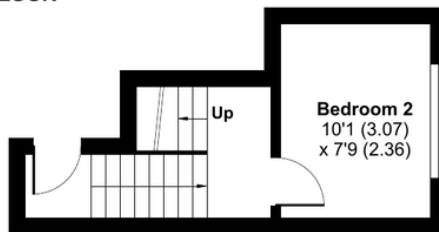
**Reception Room**  
13'3 (4.04)  
x 12'1 (3.68)

**Bedroom 1**  
13'7 (4.14) max  
x 8'10 (2.69) min

**Kitchen**  
11'10 (3.61)  
x 6'11 (2.11)

Down

**SECOND FLOOR**



**Bedroom 2**  
10'1 (3.07)  
x 7'9 (2.36)

Up

**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for David Andrew. REF: 865620



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### Agent's Note:

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