



Birnam Road, N4 3LQ

Guide Price £475,000
Leasehold



Birnam Road N4

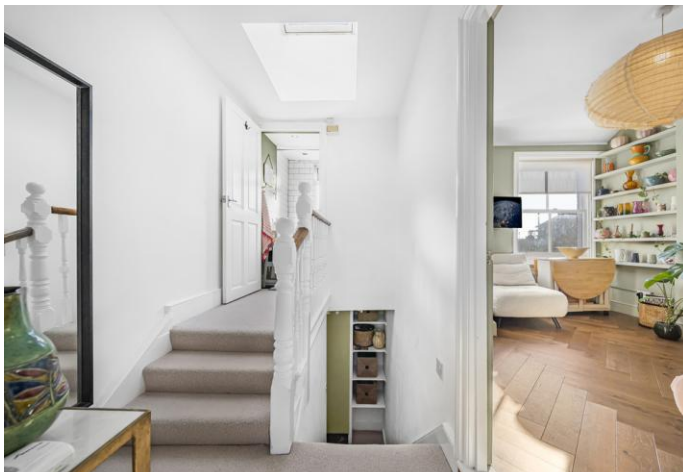
We are delighted to present this charming one-bedroom flat with a stunning roof terrace, situated in the heart of Stroud Green, N4.

Arranged over the top floor of an attractive Victorian conversion and in fantastic decorative order throughout, you are welcomed by a split-level hallway that provides an immediate sense of space and style. Bespoke built-in storage spaces enhance the functionality of the hallway, while a strategically placed skylight fills the area with natural light, creating an airy and inviting atmosphere. The kitchen features a range of wall and base units, providing ample storage alongside space for essential appliances. A window offers elevated views and ensures adequate ventilation. Next door, the double bedroom is a peaceful and comfortable space, with built-in wardrobes and shelving in the alcoves adding practical storage. To the rear, a well-appointed bathroom features a shower/bath combination, low-level WC, and a pedestal sink. A frosted window provides both privacy and natural light, while a heated towel rail adds a touch of comfort. The heart of the home is the delightful reception room, complete with cast-iron fireplace and beautiful herringbone, wood flooring. Custom shelving and storage in the alcoves add further points of interest. The reception room provides direct access to the south-east-facing roof terrace, lovingly improved by the current owner, offering a delightful space to relax or entertain with elevated views over the London rooftops.

Birnam Road is a quiet residential turning, ideally positioned for easy access to Finsbury Park station (Victoria & Piccadilly lines, National Rail and Thameslink services) allowing convenient access to the City and West End. The green spaces of Wray Crescent, Finsbury Park and the popular nature reserve Parkland Walk are all within easy reach and a growing selection of bars restaurants and shopping amenities can be found along Stroud Green Road & Hornsey Road. Don't forget to check out the City North Development adding an array of wonderful commercial spaces like a Picturehouse Cinema, M&S Foodhall and a selection of bakeries to the area.

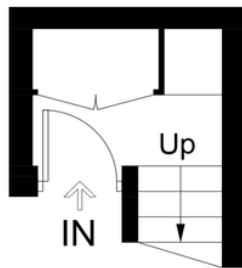
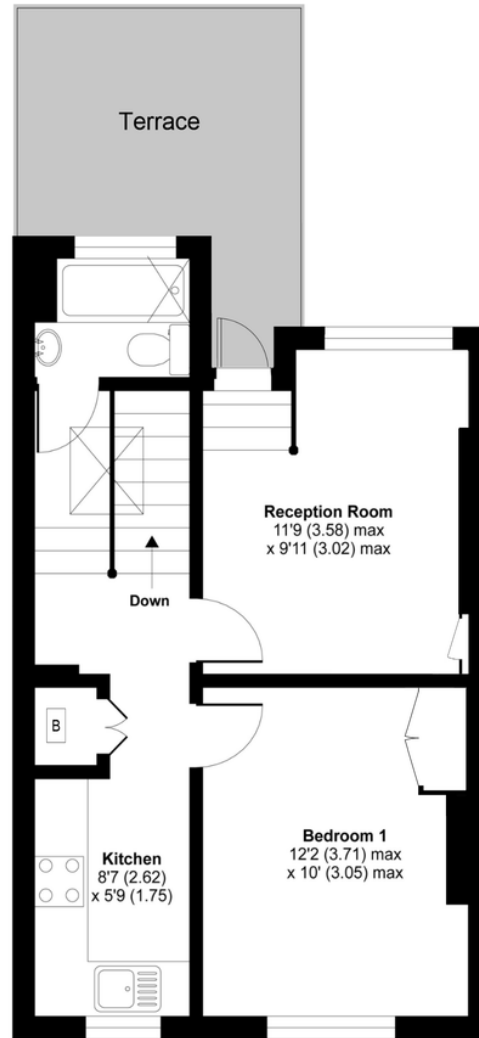
One bedroom flat | South-east facing roof terrace | Separate kitchen and reception | Arranged over the top floor | Victorian conversion | In move-in condition | Bespoke storage | Great transport links | Quiet location | EPC rating C - fully double glazed |





Birnam Road, London, N4

APPROX. GROSS INTERNAL FLOOR AREA 445 SQ FT 41.3 SQ METRES



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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

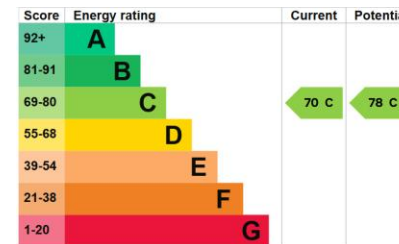
167 Stroud Green Road
London N4 3PZ

T (0)20 7281 2000

General Contact

E info@davidandrew.co.uk

W www.davidandrew.co.uk



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Produced for David Andrew