



Plimsoll Road, N4 2ED

Asking Price Of £1,700,000
Freehold



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This mid-terraced Three bedroom Victorian residence boasts an abundance of character throughout. Completely renovated throughout, this home is spread across three inviting levels spanning 1703sqft / 158.32sqm, making it an ideal choice for a growing family. It features three good size bathrooms, one of which is an ensuite to the bedroom located on the first floor. Step inside to be greeted by a bright double reception area leading to a modern kitchen and a delightful 27ft garden – an oasis for seamless indoor-outdoor living. Upstairs, three spacious bedrooms across the upper levels of the fabulous house, including a versatile loft conversion on the top floor. This turnkey home is appointed with top-of-the-line specifications. Nestled in sought-after Plimsoll Road in Finsbury Park, this peaceful residence offers easy access to transport links (Victoria and Piccadilly lines, as well as National Rail services), expansive green spaces and great schools.

- Three Bedrooms
- Three Bathrooms
- 1703sqft/158.3sqm
- Very Well Presented
- Arranged over Three Levels
- Great Location
- Good Transport Links
- Mins Walk to Highbury



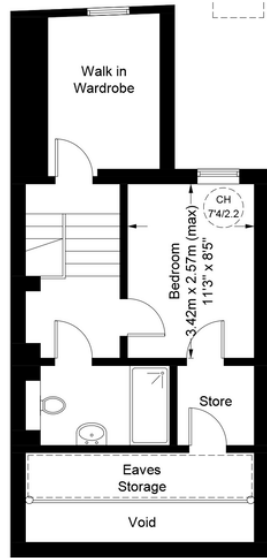




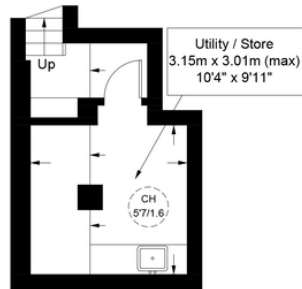
Plimsol Road, N4

Approximate Gross Internal Area = 1508 sq ft / 140.1 sq m
 (Excluding Reduced Headroom)
 Basement / Cellar = 148 sq ft / 13.8 sq m
 Reduced Headroom = 47 sq ft / 4.4 sq m
 Total = 1703 sq ft / 158.3 sq m

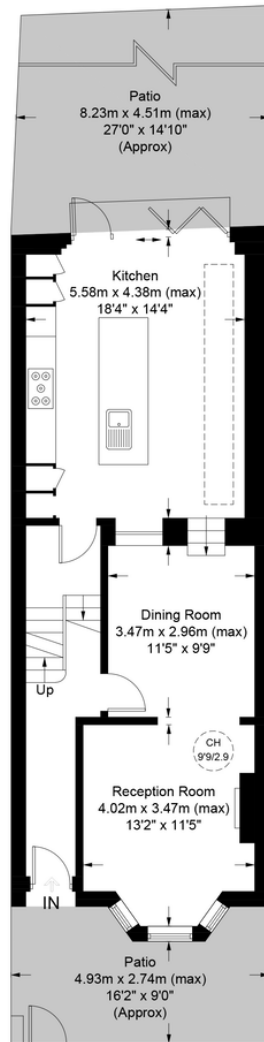
= Reduced headroom below 1.5m / 5'0"



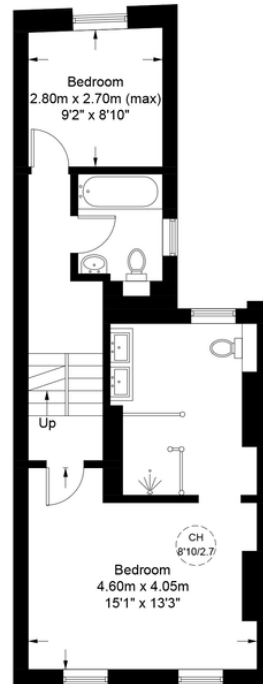
Second Floor



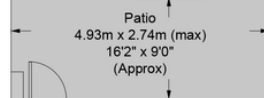
Basement / Cellar



Ground Floor



First Floor



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. (ID954844)



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General Contact



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs:</i>		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
		83
	59	

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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.

