



Scarborough Road, N4 4LX

Guide Price £750,000
Share of Freehold



Scarborough Road N4 4LX

Nestled in the heart of Stroud Green, we are delighted to offer this attractive two-bedroom, two-bathroom, ground floor flat with private garden, offering 953 SQ FT / 88.5 SQ M of enjoyable internal living space.

Arranged over the entire ground floor, set within this double-fronted Victorian property, enviably located in a quiet no through road. Loved and improved by the present owner, this charming property offers a wonderfully light and airy interior with a practical and generous layout.

Off the central u-shaped hallway with useful built in storage, characterful four panelled doors really catch the eye. First a large double bedroom with great ceiling height, retaining the original cornice. A beautiful bay window with panelled surround and feature fireplace all adds interest. Next door a convenient double shower with metro brick tiled splash back, WC, hand basin and heated towel rail.

Moving on to one of our favourite aspects, a lavish separate reception space. The crisp white walls, wooden flooring and period fireplace combine beautifully. At one end, a full expanse of windows with French doors incorporating traditional leaded lights allow open views over the garden.

Next door a surprisingly large and fully equipped kitchen breakfast room, complete with a range of white kitchen units and wooden work surfaces. Stylish geometric floor tiles add great contrast. Further double doors and casement windows allow great natural light and provide direct access to the pretty rear garden. Mainly laid to lawn with mature shrubs and flower bed borders, a pleasant patio area outside the reception creates an ideal spot for entertaining.

Moving back inside and over to the West wing, there's an additional bathroom, complete with shower bath, WC, heated towel rail and wash hand basin with vanity storage above and below.

Finally, the second bedroom, another well proportioned space that easily accommodates a double bedroom with ample room for wardrobes. The sash window allows great natural light, creating a versatile and useable space.

Scarborough Road is a sought-after residential road, tucked away for peace and quiet, well located for ease of access to all of Stroud Green and Crouch End's amazing selection of independent shops, bars, restaurants and other amenities. Finsbury Park Station is 0.4 miles away and provides convenient access to the Victoria/Piccadilly lines, National Rail and Thameslink services. The Parkland Walk nature reserve and Finsbury Park are all close by. Don't forget to check out the new City North development with M&S Foodhall, Theatre and Picturehouse cinema.

Share of freehold | Ground floor garden flat | Two double bedrooms | Two bathrooms | Set within a double fronted Victorian property | Crisp clean modern décor | Wooden floors | Large attractive windows throughout | Green and leafy outlook | Wonderful natural light | Beautiful separate reception | Large kitchen breakfast room | Period detailing | Very close to transport and local amenities | Quiet no-through road



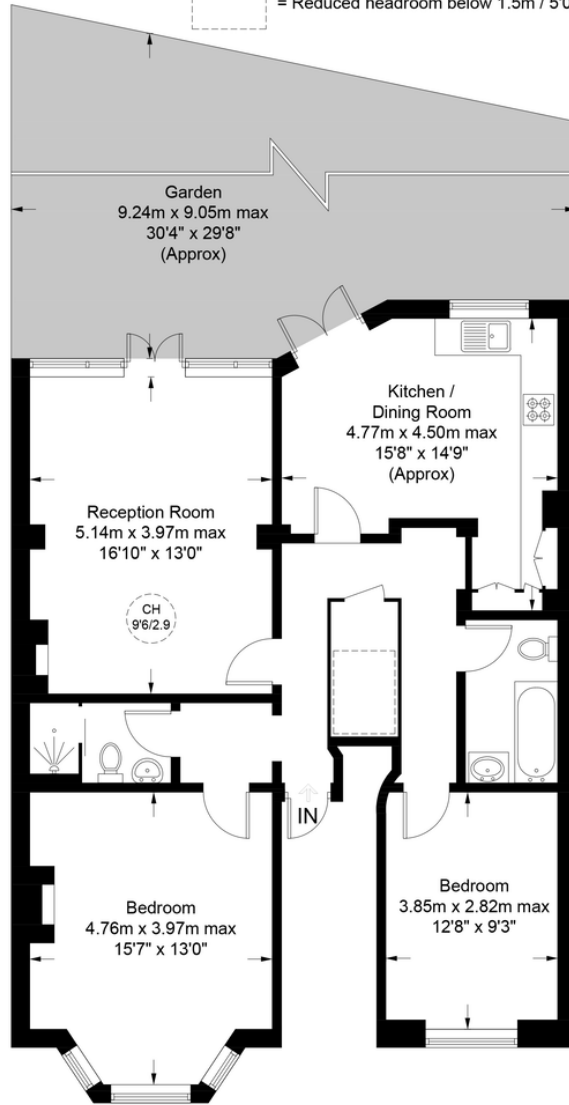




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Approximate Gross Internal Area = 937 sq ft / 87.0 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 16 sq ft / 1.5 sq m
Total = 953 sq ft / 88.5 sq m

= Reduced headroom below 1.5m / 5'0"



Ground 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. (ID498160)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	68 d	
39-54	E		
21-38	F		
1-20	G		

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.

