



Birnam Road, N4 3LJ

Guide Price £650,000
Long Leasehold



Birnam Road N4

Introducing a spacious two-bedroom, split level garden flat spanning 955 SQ FT/88.7 SQ M, nestled in the heart of Finsbury Park and offered to the market chain-free.

Offering a perfect blank canvas opportunity to modernise and make your own, the flat is arranged over the ground and lower ground floors of an attractive period conversion. Accessed via a communal hallway, the ground floor offers a spacious reception room featuring a cast-iron fireplace with original tiling, bespoke shelving and storage in the alcoves and traditional dado and picture rails, a large bay window provides fantastic natural light and adds to the inviting atmosphere. Next door, the first of the two double bedrooms; a large sash window overlooking the rear garden creates a serene and quiet environment and further bespoke shelving add a touch of practicality.

To the rear of the property you can find a large kitchen diner, boasting plenty of space for a range of wall and base kitchen units ensuring ample storage and food prepping space and features a charming dining nook framed by a large bay window. The kitchen also provides access to the rear garden, offering both privacy and a tranquil retreat from the hustle and bustle of London.

Back inside, steps lead down to the lower ground floor offering a spacious three-piece bathroom suite and the second double bedroom, boasting a large floor to ceiling window facing the rear garden and benefitting from a further connecting room offering a versatile space to create a walk-in wardrobe, cinema, or hobby room.

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 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.

Long Leasehold 160+ years | Chain free sale | Two double bedrooms | Additional versatile hobby room | Spacious kitchen diner | Separate reception room with lovely period features | Private rear garden | Approx 955 SQ FT - 88.7 SQ M | Convenient location for transport and local amenities

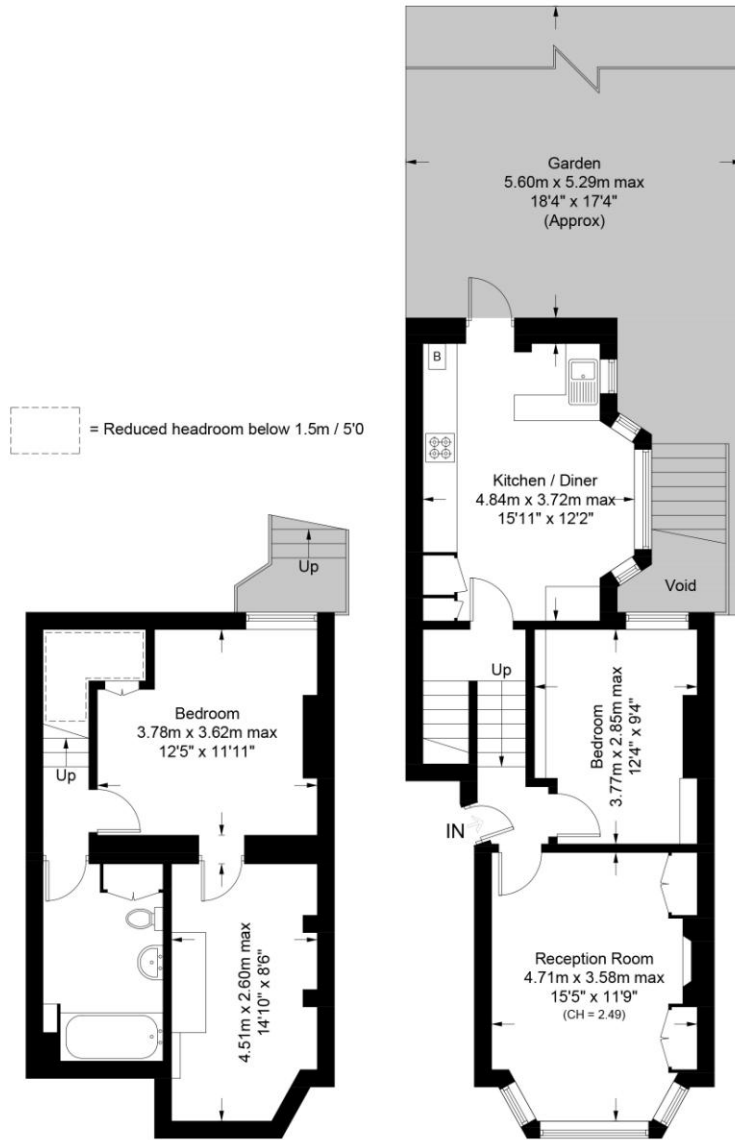






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Approximate Gross Internal Area = 931 sq ft / 86.5 sq m
Reduced Headroom = 24 sq ft / 2.2 sq m
Total = 955 sq ft / 88.7 sq m



[Dashed box] = Reduced headroom below 1.5m / 5'0"

Lower Ground Floor

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. (ID1066593)



Certified Property Measurer



DAVID ANDREW

your most valuable asset

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	78 C
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.

