



Blythwood Road, N4 4EX

Guide Price £375,000
Leasehold



Blythwood Road N4

Welcome to this haven of comfort and style, a charming and spacious one-bedroom flat situated within this imposing Victorian property, surrounded by lush greenery equidistant between Crouch End & Finsbury Park.

Arranged over the second floor, offering an impressive 515 SQ FT/ 47.9 SQ M of beautifully presented internal living space. Recently installed real wood Herringbone flooring creates a seamless flow, unifying the spaces and accentuating the airy, Scandi feel of the flat.

To the front of the property, a charming double bedroom boasting two arched sash windows, perfectly framing the greenery outside, allowing an abundance of enjoyable natural light. There's ample space for a double bed and additional furniture, this calm and minimal space will ensure a peaceful night's sleep. Next door, a generous modern three-piece bathroom suite with shower bath combination, low level WC and pedestal hand wash basin, as well as a large, heated towel rail; designed with both style and functionality in mind. Metro brick tiling and white walls combine effortlessly, a large, frosted sash window with cosy bench seating adds a touch of charm. Off the central hallway, there's a useful storage cupboard.

To the rear, one of our favourite aspects; a stylish reception space that flows naturally into the kitchen, it's a really practical layout. Again, large sash windows allow wonderful afternoon sun and offering leafy views over the neighbouring gardens. There's plenty of space for both a dining and seating; perfect for entertaining guests or simply enjoying quiet evenings at home. An impressive array of shelving is sure to please book or vinyl collectors, adding a slight industrial twist. Stairs lead down from the reception room to the modern kitchen; a range of white wall and base units provide great storage and space for essential appliances such as washing machine, oven, gas hob and large fridge/freezer. Wooden worktops add a touch of warmth and offer great food prepping space ideal for budding chefs.

Blythwood Road, is a quiet residential turning lined with attractive architecture set in leafy surroundings. Despite the peaceful setting, it's also conveniently located near a range of shops, supermarkets, local businesses, and a wide range of culinary options for your daily needs as well as close to multiple bus routes and Finsbury Park Station (Piccadilly & Victoria lines, Thameslink & National Rail services), making commuting and exploring the city convenient and accessible.

For those who enjoy outdoor activities, Blythwood Road is close to several green spaces; the nature reserve Parkland Walk is right on your doorstep, the perfect environment for leisurely walks, dog walking or a jog, offering a respite from the fast-paced bustling city. Finsbury Park is also within easy walking distance, offering additional green spaces for picnics or access to well-maintained tennis courts.

Don't miss the opportunity to make this beautiful flat your new home!

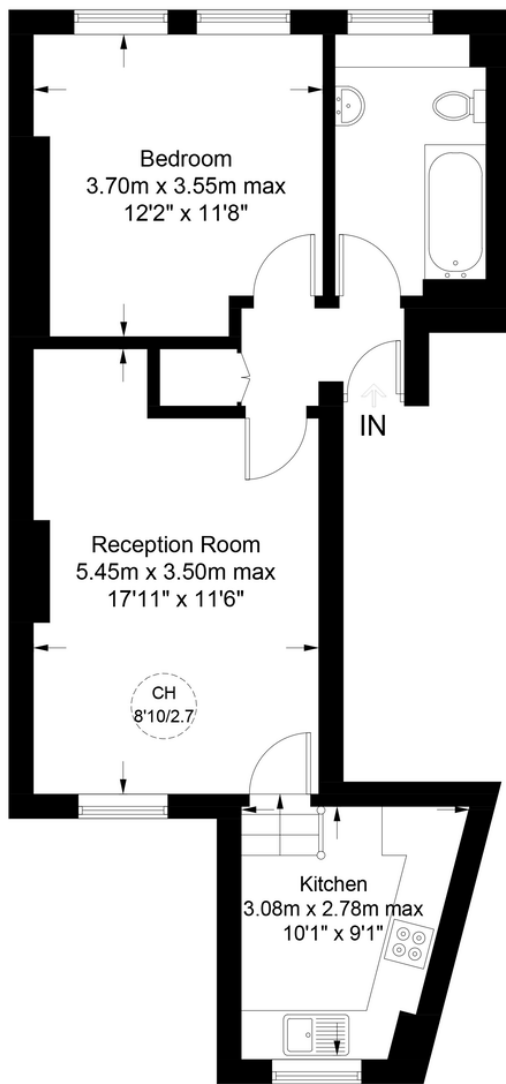






Blythwood Road, N4

Approximate Gross Internal Area = 515 sq ft / 47.9 sq m



Second Floor

- * Chain free sale
- * Spacious one bedroom flat
- * Arranged over the second floor
- * 515 SQ FT/ 47.9 SQ M
- * Fantastic decorative order throughout
- * Generous proportions
- * Beautiful natural light throughout the whole day
- * Modern three-piece bathroom suite
- * Newly installed wooden Herringbone flooring
- * Leafy and quiet setting close to local amenities
- * Nature reserve Parkland Walk and Finsbury Park on your doorstep



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	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.

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Certified Property Measurer

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. (ID1024669)

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