



3 Finsbury Park Road, N4 2LA

Asking Price Of £750,000  
Share of Freehold





# 3 Finsbury Park

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A spacious & stylish three bedroom apartment, situated on the top floors of an attractive period conversion, with lots of natural light with internal 1056sqft/98.7sqm. The property benefits from a contemporary and modern finish throughout, it has been beautifully renovated to a high spec, alongside contemporary decoration and has accessible storage. Arranged over two levels, the apartment also benefits from a bright reception room, good size kitchen with mod cons, three good size bedrooms and family three piece bathrooms suite. Finsbury Park Road is a quiet no through road for cars / low traffic neighbourhood, also within close proximity to shops & cafes, minutes walk to Finsbury Park, Clissold Park, and Woodberry Wetlands. Served by Zone 2 Victoria/Piccadilly lines, Overground & National Rail & regular local bus routes.

- Three Double Bedrooms
- Period Conversion
- Arranged over Upper Two Floors
- Epc Rating
- 1056sqft/98.7sqm
- Great Location
- Good Transport Links
- 









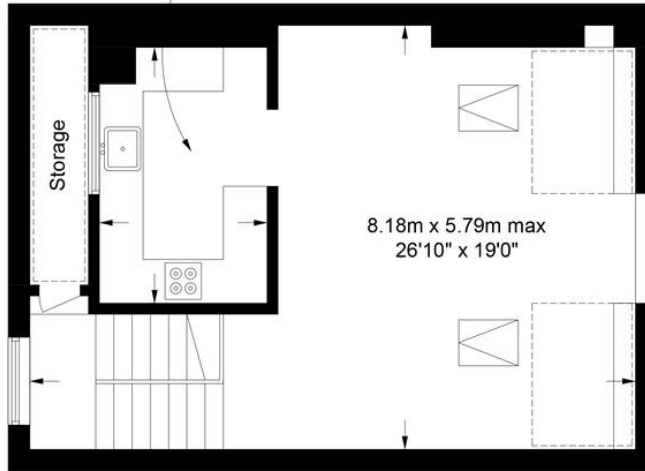
# Finsbury Park Road, N4

Approximate Gross Internal Area = 965 sq ft / 89.7 sq m  
Reduced Headroom = 91 sq ft / 8.5 sq m  
Total = 1056 sq ft / 98.2 sq m

# DAVID ANDREW

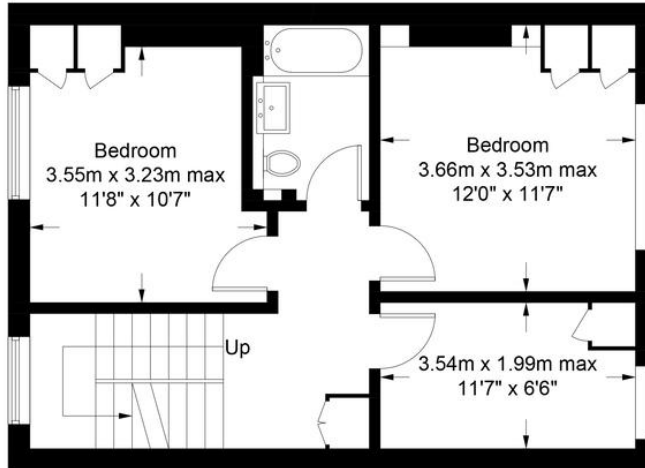
your most valuable asset

Kitchen  
3.51m x 2.31m max  
11'6" x 7'7"

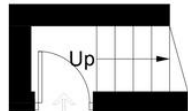


= Reduced headroom below 1.5m / 5'0

## Third Floor



## Second Floor



## First Floor



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. (ID1058161)

DAVID ANDREW | your most valuable asset

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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.

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