



Alexandra Grove, N4 2LF

Asking Price Of £800,000
Share of Freehold



Alexandra Grove

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Share of Freehold

Presenting a stunning two-double bedroom garden flat spanning 1153 sq ft incl. basement, with private entrance access on Alexandra Grove. Situated on the ground floor of a Victorian conversion, the flat comprises of a spacious and bright living and dining room, a large modern bathroom as well as a separate kitchen with a sun-filled glass conservatory to enjoy in every season. Bask in the sunshine with a private southwest-facing garden, perfect for entertaining friends and family, or simply enjoying a peaceful moment to yourself. Lastly, the cellar/basement provides plenty of 'out of sight' storage space. This property is offered with a share of freehold, and is sold chain-free.

Alexandra Grove is a desirable, quiet and well-located street in close proximity to restaurants, cafes, four local parks and excellent transport links. It is served by unparalleled access to Zone 2 Victoria/Piccadilly lines, Overground and National Rail and regular bus routes.

- 839 sq ft / 78 sqm
- 1153 sq ft incl. basement
- Two Double Bedrooms
- Beautiful Private Garden
- Conservatory
- Excellent Location + Transport
- Share of freehold
- Sold Chain Free





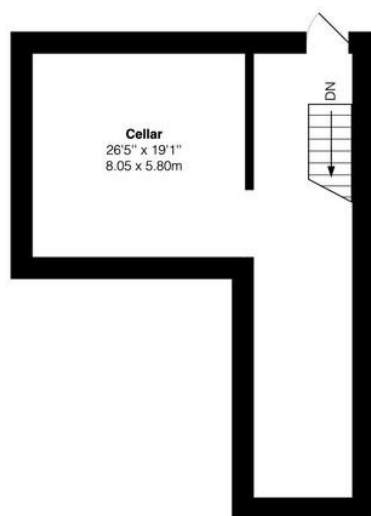


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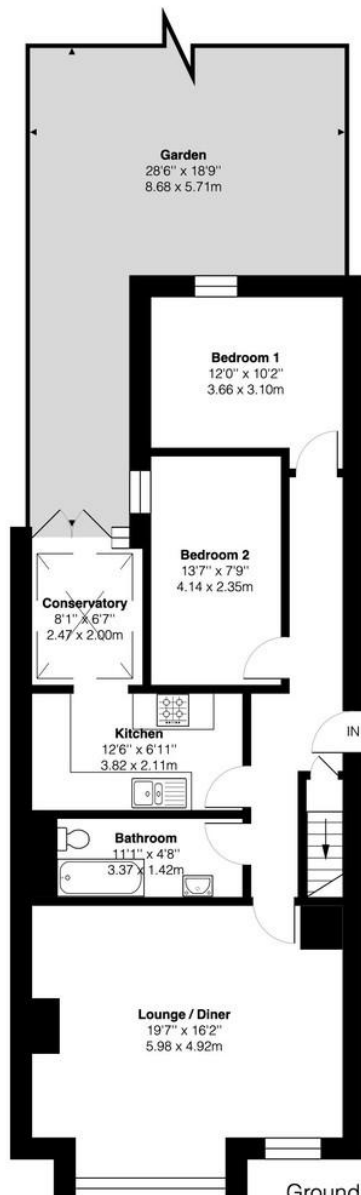
Approximate Gross Internal Area
839 sq ft / 77.9 sq m

Approximate basement Area
313 sq ft / 29.1 sq m

Total Area = 1153 sq ft / 107.1 sq m



Basement



Ground Floor

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 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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This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.
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