



FINSBURY PARK ROAD, LONDON, N4
£525,000 LEASEHOLD

**A STUNNING, ONE DOUBLE BEDROOM MAISONETTE
WITH ITS OWN PRIVATE GARDEN IN N4.**

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DESCRIPTION:

A sensational, one double bedroom maisonette set on the ever-popular Finsbury Park Road, N4. Positioned across the ground and first floor, the property has been completely modernised by the current owner and benefits from access via its own front door. Accommodation comprises of a wonderfully spacious living room opening out to a fully fitted, modern kitchen. Leading out from the living room via large floor to ceiling bifolding doors, is your own, stunning private garden with decked and raised areas. Upstairs you'll find a sizeable bedroom with views across peaceful neighbouring gardens, while the property is completed with a contemporary bathroom and ample storage throughout. Finsbury Park Road is a peaceful, treelined, no through road and is perfectly located for a selection of fantastic transport links as well as local shops. The village atmosphere at Highbury Barn and Mountgrove Road are just a short distance away along with numerous independent shops, cafes and restaurants. The green open spaces of both Clissold and Finsbury Park are both just moments from the property. It is also a very short distance from two fantastic schools, one of which has been rated outstanding at Ofsted. An array of transport links offers effortless access across London with Arsenal and Finsbury Park tube providing the closest underground links on the Piccadilly Line and Victoria Line. Numerous bus services located on Blackstock road offer routes to the City, West End and Angel and international transport is facilitated from St Pancras.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

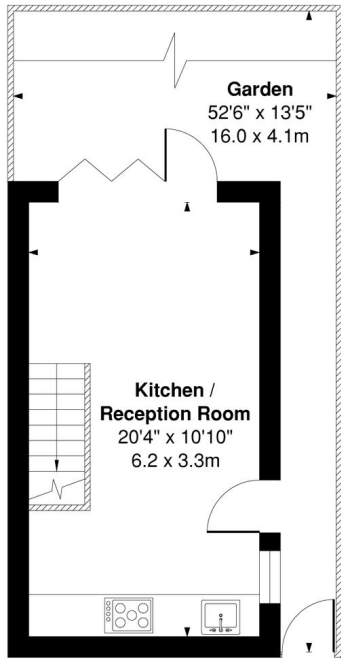
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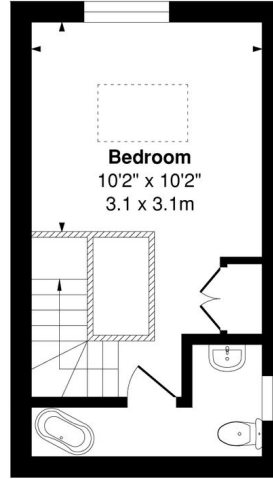
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Finsbury Park Road, N4

Approx. Gross Internal Area 440 Sq Ft - 40.92 Sq M



Ground Floor
Floor Area 220 Sq Ft - 20.46 Sq M



First Floor
Floor Area 220 Sq Ft - 20.46 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
ipaplus.com

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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