



C, BROWNSWOOD ROAD, LONDON, N4
£550,000 SHARE OF FREEHOLD

A BRIGHT, TWO BEDROOM PERIOD CONVERSION MOMENTS FROM CLISSOLD PARK.

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DESCRIPTION:

Nestled on the first floor of an impressive double-fronted Victorian building, this two double bedroom period conversion offers a blend of classic charm and contemporary comfort. With close to 600 sq ft of living space, it presents an inviting opportunity for both first-time buyers and investors alike.

Upon entry, a spacious reception room greets you, overlooking the front of the property. Enhanced by bespoke shelving, elegant sash windows, and tasteful engineered wood floors, this room provides an inviting space to relax and unwind. Continuing down the hallway, you'll discover a modern kitchen boasting ample worktop space, ideal for culinary endeavors and meal preparation.

Off the hallway, two generously sized double bedrooms await, one featuring convenient built-in storage. The property is further enhanced by a stylish modern family bathroom and the timeless elegance of solid oak wooden flooring throughout, adding a touch of warmth and character to the space.

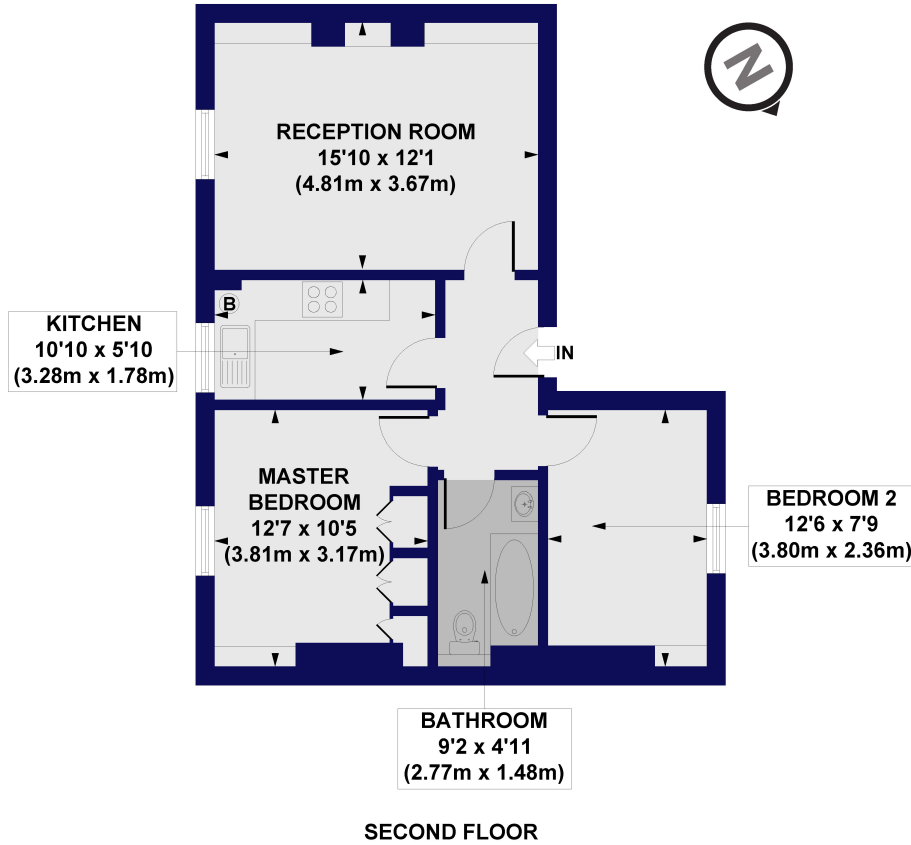
Located on Brownswood Road, residents enjoy easy access to the verdant expanses of Finsbury Park

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Brownswood Road, N4
Approx. Gross Internal Floor Area 598 sq. ft / 55.56 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(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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