



Perth Road, N4 3HB
£5,250 pcm

**DAVID
ANDREW**

your
most
valuable
asset

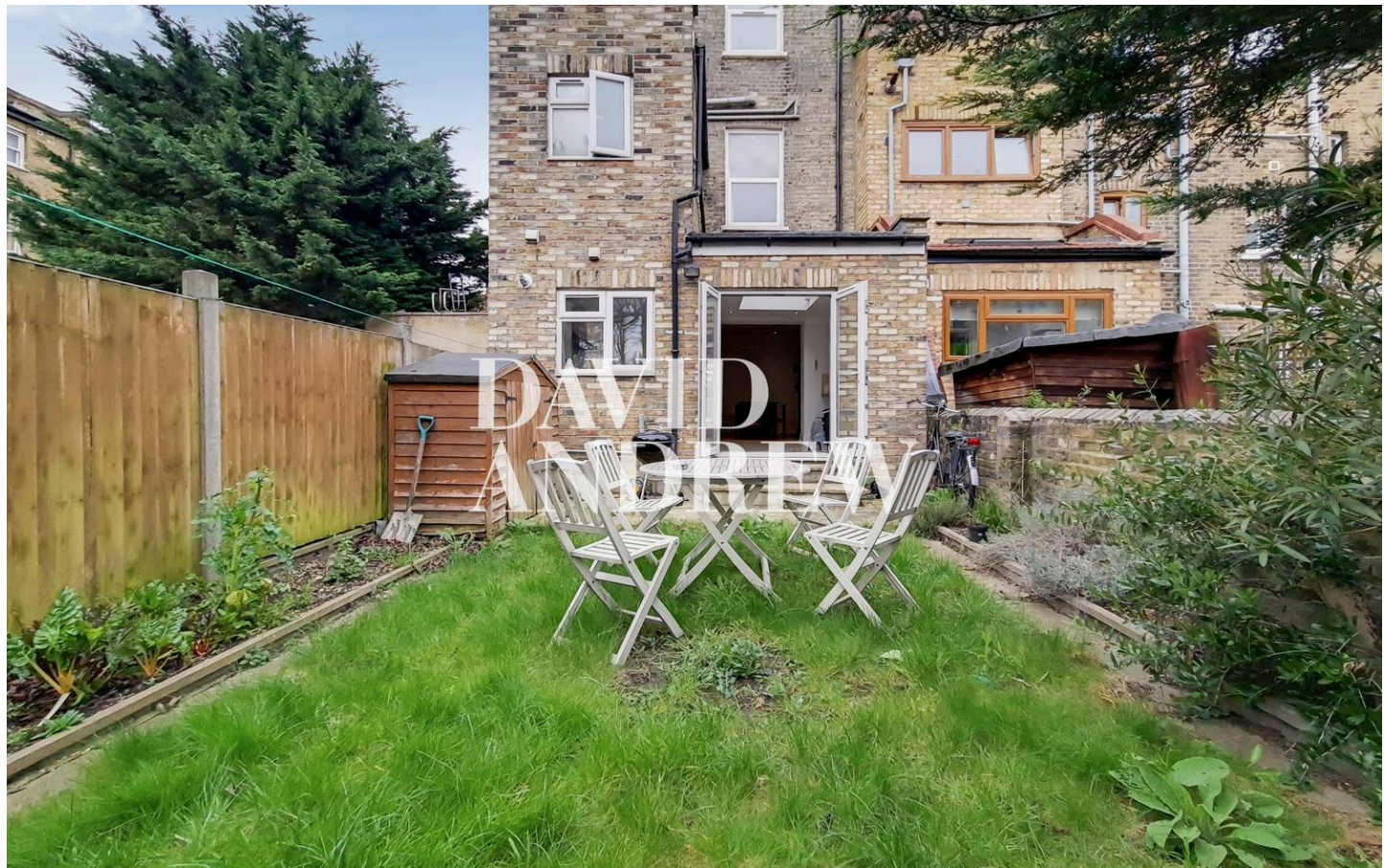
A beautifully presented four-bedroom Victorian house, arranged over three spacious floors, ideally located on the sought-after Perth Road just 0.3 miles from Finsbury Park Station.

This well-proportioned home offers generous living accommodation, making it ideal for a family or up to four professional sharers. Thoughtfully designed to maximise space and comfort, the property comprises four double bedrooms, a separate reception room, a modern three-piece family bathroom, a private en-suite and a separate WC. Further benefits include ample built-in storage, double-glazed windows throughout, gas central heating, and built-in wardrobes. A private rear garden provides additional outdoor living space, perfect for relaxing or entertaining.

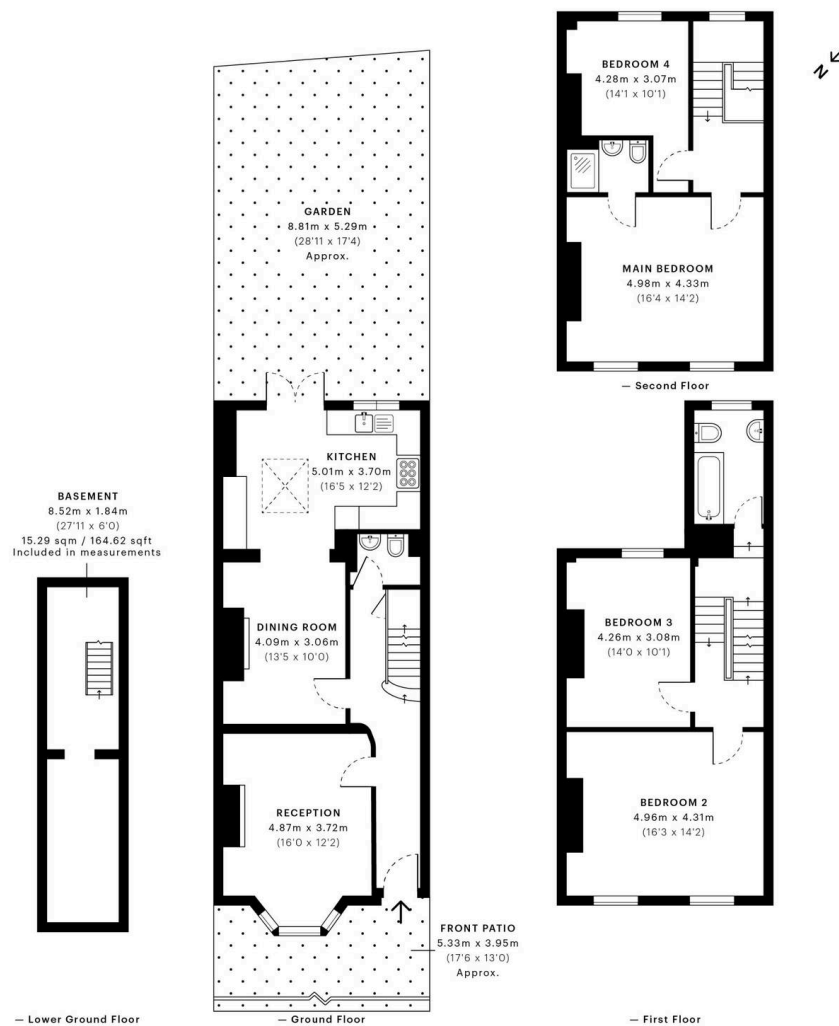
Situated in a prime location within a 5-minute walk to Finsbury Park Station (Victoria, Piccadilly, and National Rail services), the property is also within close proximity to the wide array of shops, cafés, and restaurants that Stroud Green has to offer. **Available from 15th September, Offered Furnished.**

Council Tax band: F / EPC Energy Efficiency Rating: D

- Four Bedroom House
- Private South Facing Garden
- Comprising 170sqm / 1832sqft
- Large Reception Room
- Fully Fitted Kitchen
- Generous Storage Space
- Ample Natural Light
- Walking Distance to Finsbury Park and Crouch Hill Stations
- Offered Part Furnished
- Available 15th of September







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

Finsbury Park Office

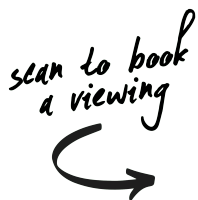
167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222



GROSS INTERNAL AREA (GIA)
The footprint of the property
170.22 sqm / 1832.23 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes wheelrooms, restricted head height
151.46 sqm / 1630.30 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 160.58 sqm / 1728.47 sqft
IPMS 3C RESIDENTIAL 152.96 sqm / 1646.45 sqft

SPEC ID: 62289d908409740dbbf3d0e

has been exercised in the of these particulars, about the property must not be on as representations of or fact. Prospective applicants e and rely upon their own and those of professional ives. David Andrew Estates liability for any error contained in these particulars.

