



Regina Road, N4 3PT
£3,800 pcm

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A beautifully presented three-bedroom apartment occupying the ground floor of an attractive period conversion, located just a 10-minute walk from Finsbury Park Station. This stunning home boasts a generous private garden and high-quality finishes throughout.

The property features a bright and spacious open-plan reception, kitchen, and dining area, enhanced by bi-fold doors that open onto a large private garden flooding the space with natural light and creating an ideal setting for indoor-outdoor living. The modern kitchen is fully fitted and includes a large range cooker/oven, dishwasher, and ample storage. Further highlights include three well-proportioned double bedrooms, a contemporary family bathroom, gas central underfloor heating, wood flooring throughout, excellent storage solutions, double-glazed windows, and a private entrance. Formerly used as the landlord's family home, the property has been maintained and finished to a very high standard.

Ideally situated within walking distance of Finsbury Park Station (Victoria, Piccadilly & National Rail services) and the vibrant local amenities of Stroud Green. **Offered part-furnished or unfurnished. Available 20th of September.**

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

- Three Double Bedrooms
- Stunning Private Garden
- Bright and Modern Apartment
- Fully Fitted Modern Kitchen
- Large Reception Room
- Wood Flooring Throughout
- Comprising 1080sqft / 100 sqm
- Moments from Finsbury Park Station
- Offered Part Furnished or Unfurnished
- Available 20th of September






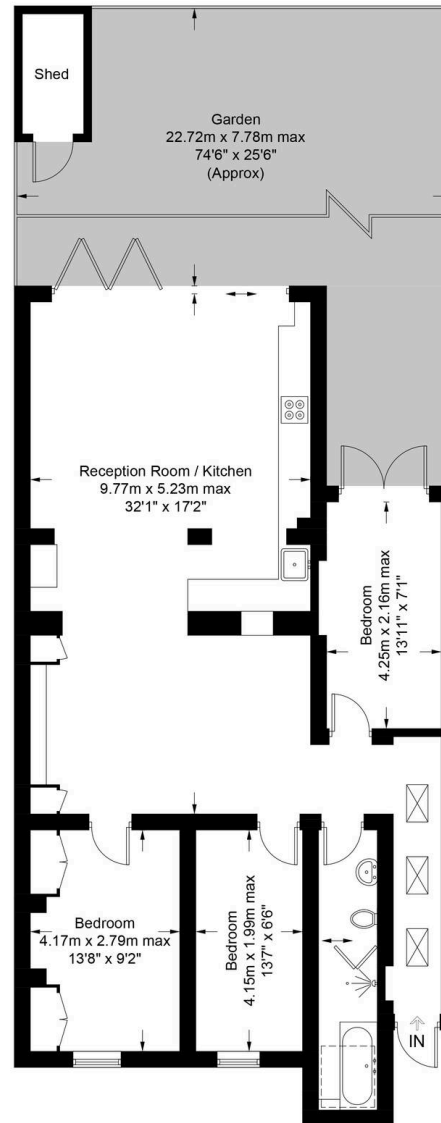


Regina Road, N4

Approximate Gross Internal Area = 1066 sq ft / 99 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 14 sq ft / 1.3 sq m
Total = 1080 sq ft / 100.3 sq m
(Excluding Shed)

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 = Reduced headroom below 1.5m / 5'0"



Ground Floor

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. (ID1095258)



**Certified
Property
Measurer**



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