



Princess Crescent, Finsbury Park, N4 2HJ
£575,000

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Princess Crescent, N4 2HJ

Introducing a stunning garden flat spanning 580 sqft / 53.9sqm of internal living space, with an impressively large 77 ft private garden, and the potential to substantially extend the property STPP.

The flat is very well presented, and ready to move into, featuring a large bedroom, high ceilings, timber flooring, a modern bathroom and a charming large bay window. Spanning the length of the building, the flat and garden enjoy an abundance of light all day due to its east / west aspect. The separate kitchen is well equipped and enjoys lovely views out to the garden. Outdoors, the property truly shines with its superb outside space perfect for soaking up the sun or hosting a barbeque with friends. Additionally, the 76 sqft shed positioned at the rear is great for additional storage space. The expansive garden is an absolute delight, offering a tranquil retreat within the comfort of your own home.

Princess Crescent is a desirable and quiet street, close to the shops, cafes and bars of Highbury, Finsbury Park, Stoke Newington. Clissold Park and Woodberry Wetlands are all within a short walk from this flat and the property is incredibly well connected, with Victoria/Piccadilly Underground (Arsenal & Finsbury Park), National Rail services and regular bus services all on your doorstep.

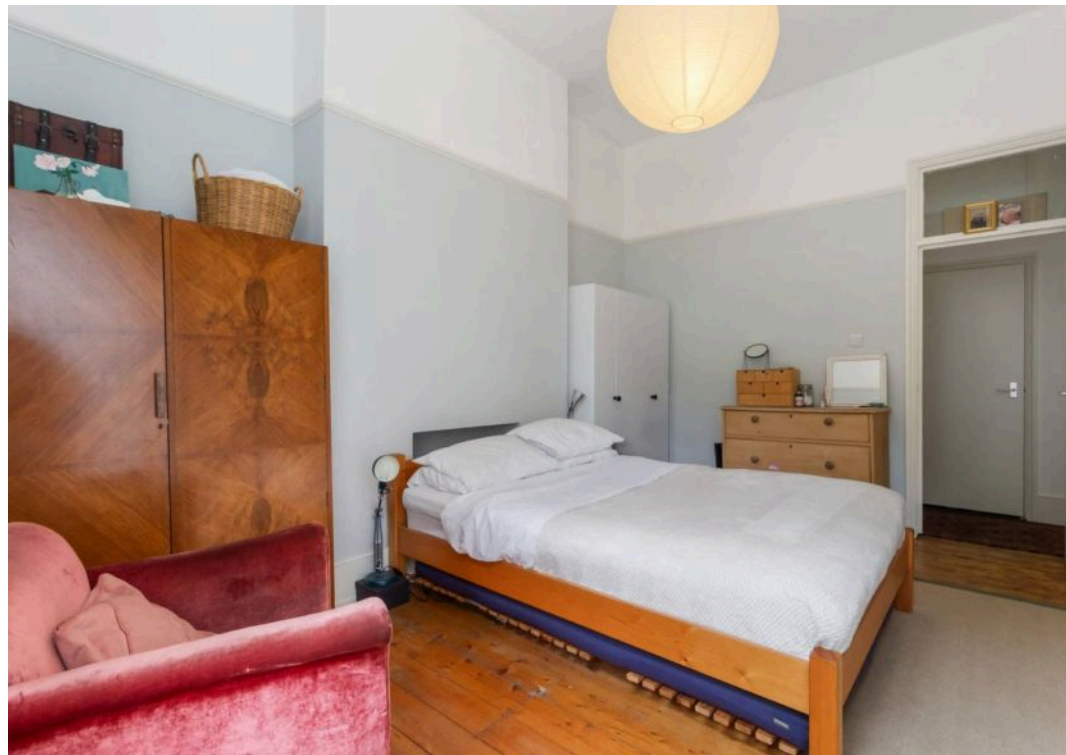
Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Spacious One Bedroom Garden Flat (580 sq ft / 53.9 sqm)
- Incredible Private Garden 77ft / 23.75m Long
- Opportunity to substantially extend the property, Subject to Planning Permission (STPP), which was previously obtained (now expired)
- Very Well Presented Flat
- Spacious Living Room with Large Bay Window
- Very High Ceilings
- Abundance of Natural Light – East / West Aspect
- Leasehold: 93 Years Remaining | Service Charge: £817p.a | Ground Rent: £9p.a
- Garden Shed for Additional Storage Space









Princess Crescent, N4

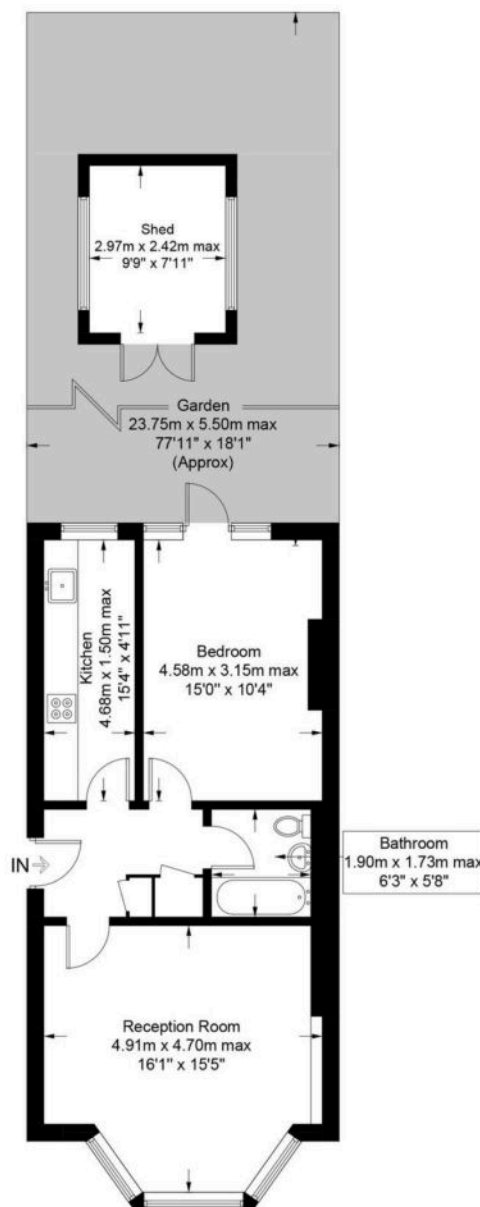
Approximate Gross Internal Area = 580 sq ft / 53.9 sq m

Shed = 76 sq ft / 7.1 sq m

Total = 656 sq ft / 61 sq m

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Ground Floor

scan to book
a viewing



**Certified
Property
Measurer**

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. (ID1221609)

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as been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own d those of professional s. David Andrew Estates bility for any error contained in these particulars.

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

