



Wilberforce Road, N4 2SN
£750,000

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ANDREW** | your
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asset

Wilberforce Road, N4 2SN

Set on Wilberforce Road, a quiet, tree-lined residential street in Finsbury Park, this beautifully presented two-bedroom garden flat spans approximately 712sqft (66.2sqm). This wonderful home offers a generous layout and is in good condition throughout. The property opens into a large, bright reception room with high ceilings, beautiful bay window with shutters, and looks over the private front garden. The kitchen is fully fitted and is separate from the living space. The garden has access via both of the double bedrooms at the rear of the property and is perfect for both relaxing and entertaining. The garden flat also has great storage space located off the hallway and attic space off the main bedroom. With Finsbury Park Station (offering Piccadilly Line, Victoria Line and National Rail Services), and Clissold Park within easy reach, plus the boutiques and cafés of Stoke Newington and Highbury close by, this home offers both excellent transport links and a vibrant local lifestyle.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- Total Area of 712 sq ft/ 66.2 sq m
- Two Double Bedrooms
- Private North-East Facing Garden
- Separate Modern Kitchen
- Share Of Freehold
- Bright and Airy Flat
- Sought After Location
- Amazing Transport Links










Wilberforce Road, N4

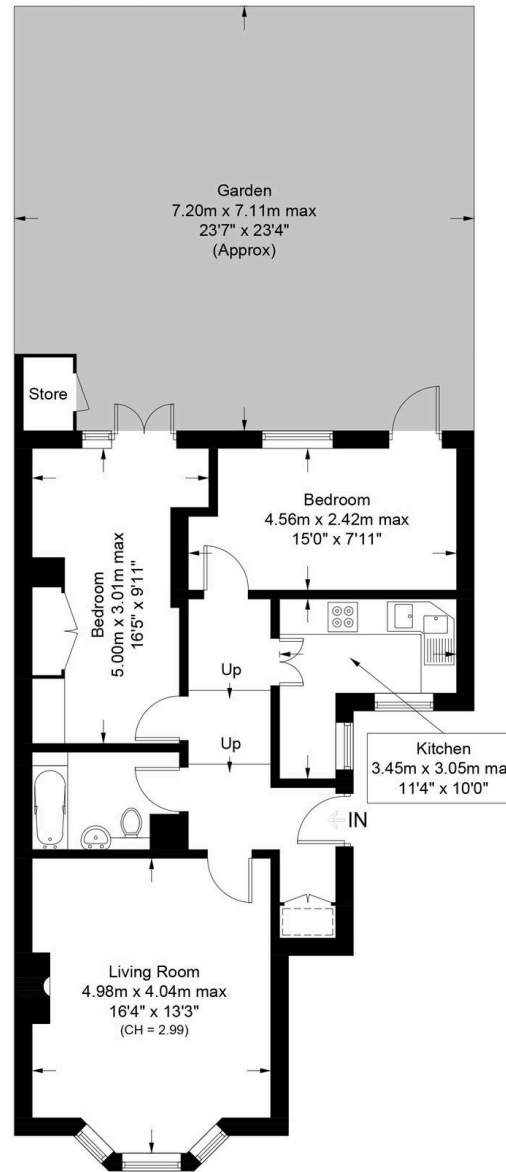
Approximate Gross Internal Area = 695 sq ft / 64.6 sq m
(Excluding Reduced Headroom)

Store = 12 sq ft / 1.1 sq m

Reduced Headroom = 5 sq ft / 0.5 sq m

Total = 712 sq ft / 66.2 sq m

 = Reduced headroom below 1.5m / 5'0"



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. (ID1235642)



has 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.



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