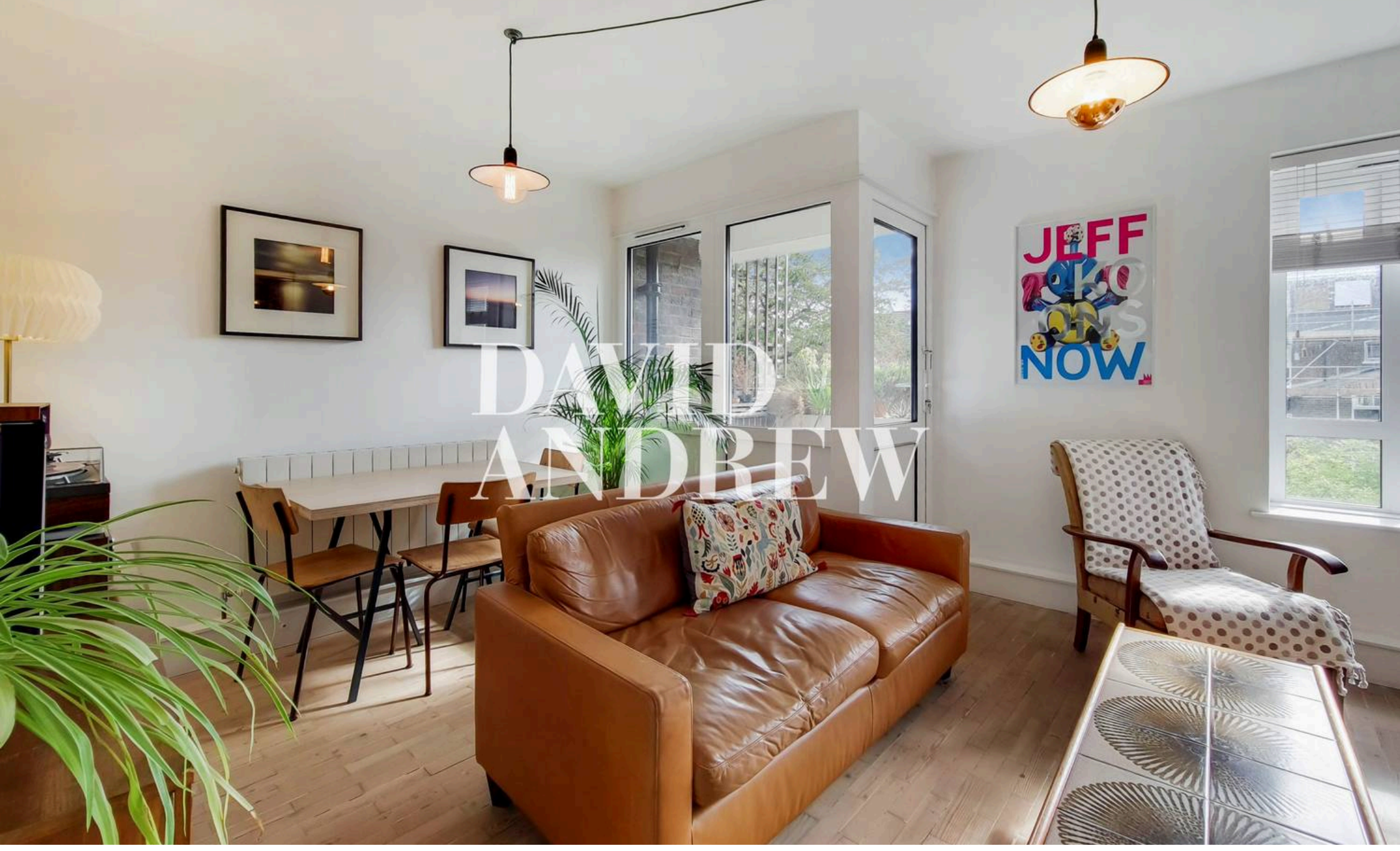


Connaught Road, N4 4NR

£2,250 pcm

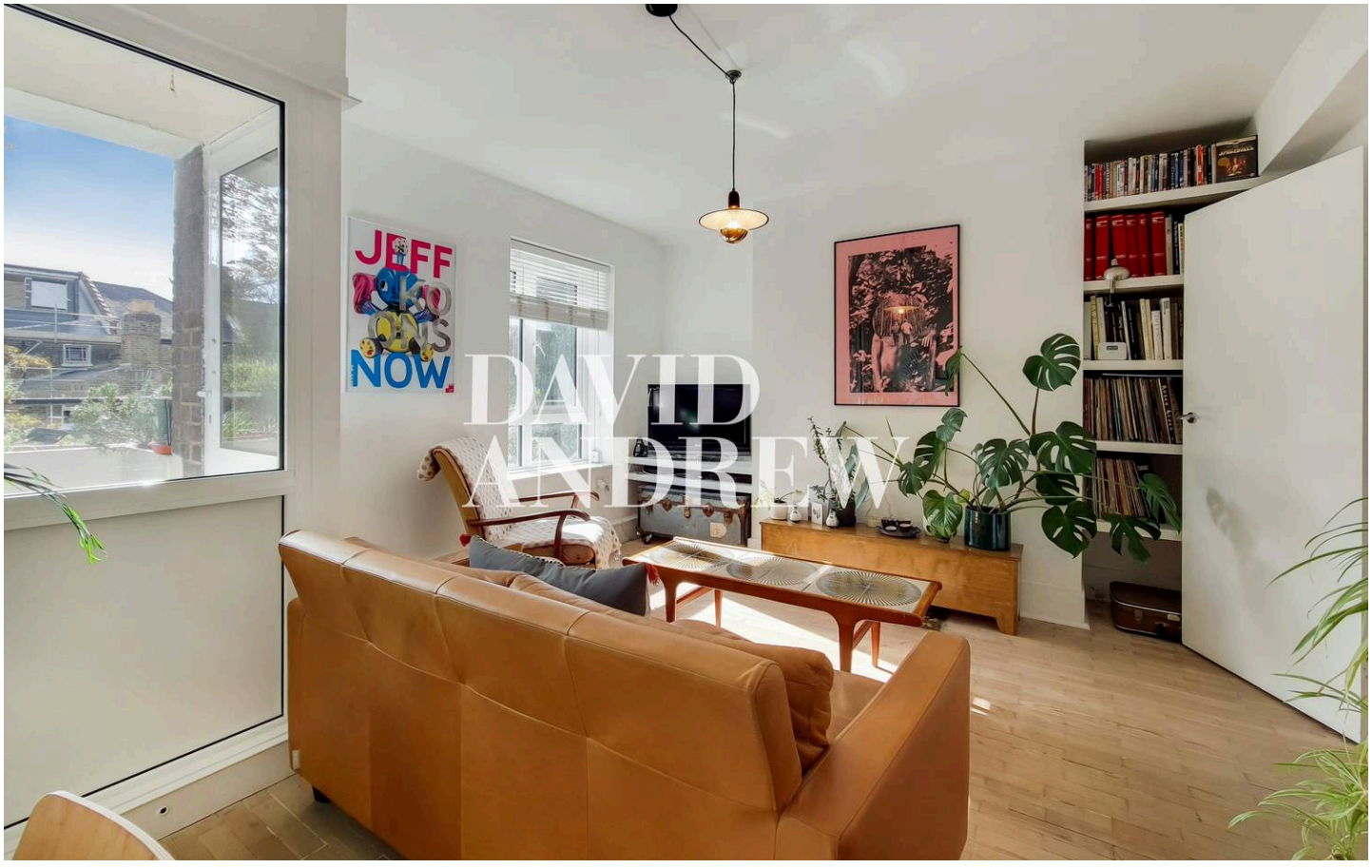
DAVID ANDREW | your most valuable asset

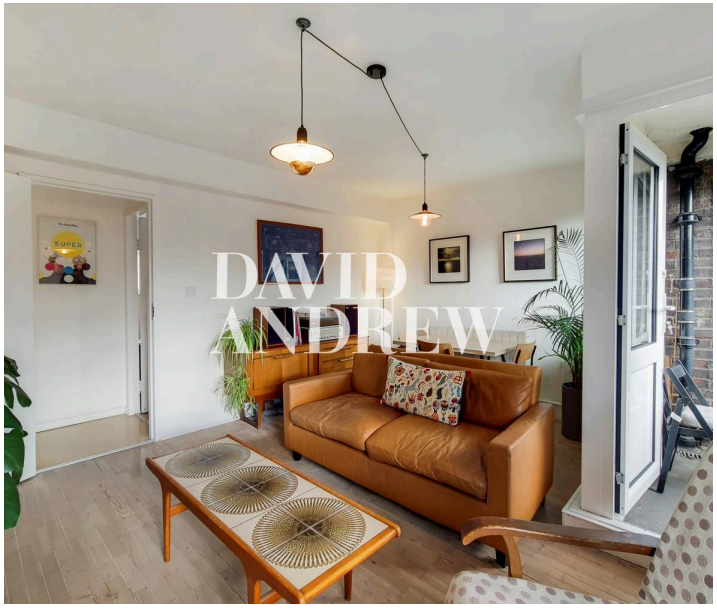
Situated in the heart of Stroud Green, this beautifully presented two-bedroom apartment offers a stylish and spacious living environment, ideal for professional sharers, a couple, or a single occupant seeking comfort and convenience.
The property features two generously sized double bedrooms and benefits from two private balconies, one of which extends from the bright and airy open-plan living and dining area. The apartment is thoughtfully furnished throughout with contemporary décor, creating a warm and inviting atmosphere. The property presents a modern, fully equipped kitchen including a dishwasher, excellent natural light throughout, ample storage space.

Perfectly located, the flat is just 0.7 miles from both Manor House and Finsbury Park stations, offering access to the Victoria and Piccadilly lines, and just a 9-minute walk to Harringay Station for direct trains to King's Cross. Offered Furnished, Available 18th November.

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

- Spacious Two-Bedroom Apartment
- Private Balcony
- Comprising 693 sq ft / 64 sq mt
- Separate Modern Kitchen
- Modern and Stylish Interior Finish
- Natural Light Filled
- Double-Glazed Windows
- Walking Distance to Finsbury Park Station
- Offered Furnished
- Available on 18th of November





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Connaught Lodge, N4

CAPTURE DATE 07/10/2022 LASER SCAN POINTS 79,418,932

GROSS INTERNAL AREA
64.41 sqm / 693.30 sqft

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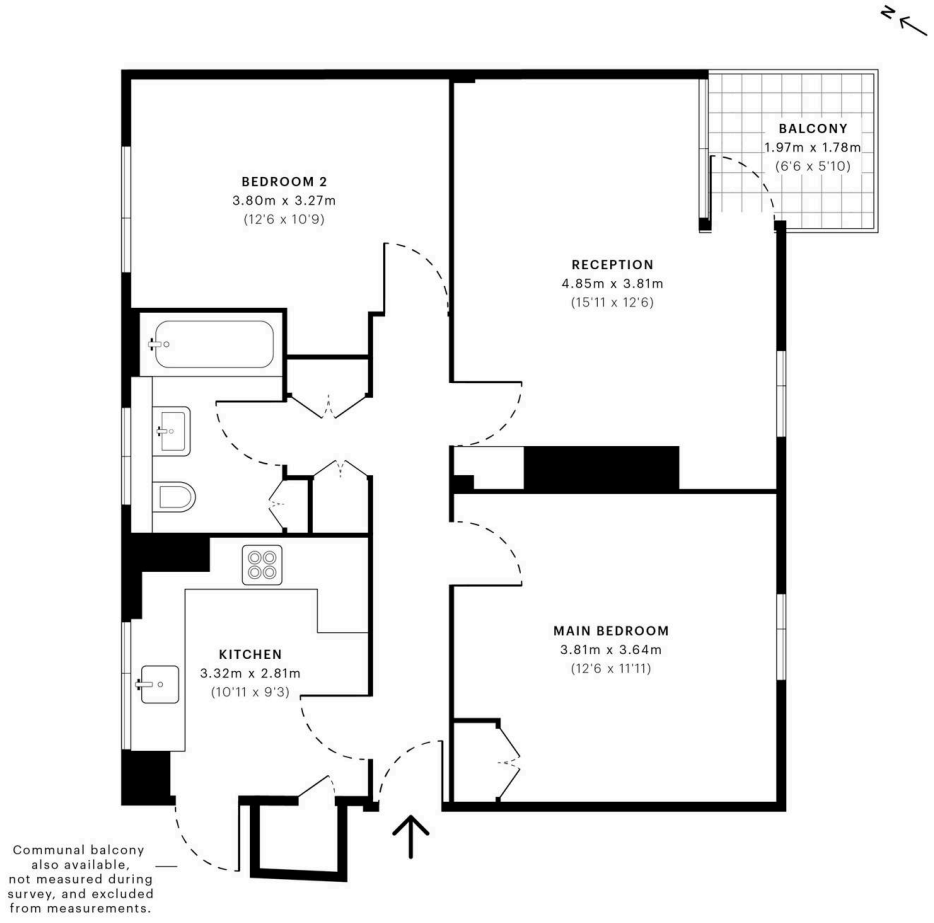

— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
64.41 sqm / 693.30 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
61.03 sqm / 656.92 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
3.50 sqm / 37.67 sqft

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

spec Verified

RICS Certified Property Measurer

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 68.13 sqm / 733.35 sqft
IPMS 3C RESIDENTIAL 65.24 sqm / 702.24 sqft

SPEC ID 56331c7ccc51c050de7bccd44

scan to book a viewing

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or fact. Prospective applicants
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and those of professional
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167 Stroud Green Road
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Property Management Office
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The Property Ombudsman
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