



Birnam Road, N4 3LQ
£2,750 pcm

**DAVID
ANDREW**

your
most
valuable
asset

A beautifully presented two-bedroom split-level apartment with private garden, ideally located within a short walk of Finsbury Park Station.

Set within a charming period conversion, this spacious 878 sq. ft. (81 sqm) home offers a perfect blend of character and modern comfort. Arranged over two levels, the property comprises two well-proportioned bedrooms, a stylish modern bathroom, and a bright open-plan kitchen/dining area with a fully fitted kitchen. Wooden flooring throughout and an abundance of natural light further enhance the sense of space and warmth. One of the property's standout features is the private garden, a peaceful retreat ideal for morning coffee, entertaining guests, or simply relaxing in a serene setting away from the buzz of city life.

Perfectly positioned in a highly sought-after area, residents will enjoy easy access to an excellent range of local amenities, including independent cafés, bars, restaurants, and green spaces. Finsbury Park Station (Victoria & Piccadilly lines, National Rail) is less than a 15-minute walk, offering superb transport connections across London. Offered furnished and available from the 15th of December.

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

- Two-Bedroom Split Level Apartment
- Private Garden
- Comprising 878 sqft / 81 sqm
- Modern Fully Fitted Kitchen
- Open Plan Kitchen/Dining Area
- Wooden Flooring Throughout
- Natural Light-Filled Interior
- Walking Distance to Finsbury Park Station
- Offered Furnished
- Available on 15th of December



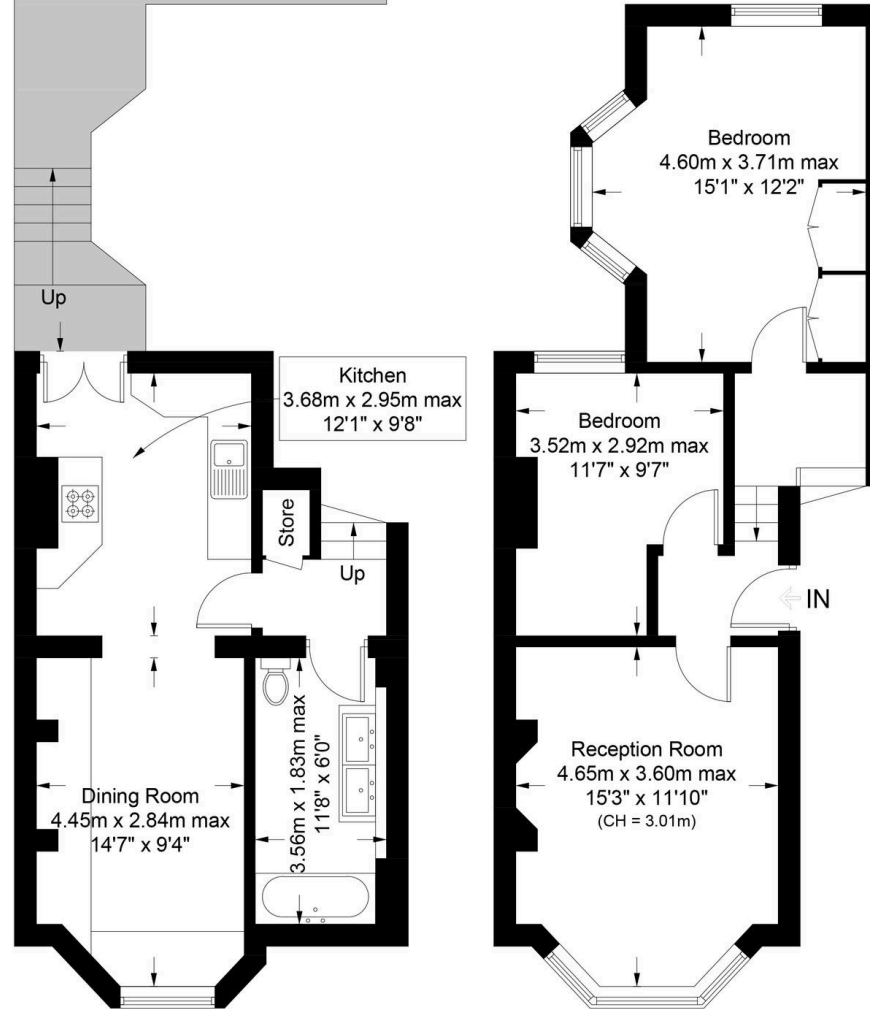
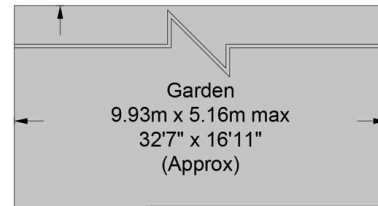




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Approximate Gross Internal Area = 878 sq ft / 81.6 sq m

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Lower Ground Floor

Ground Floor



**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. (ID1241880)



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.

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

