



Victoria Road, N4 3SL  
£1,900 pcm

**DAVID  
ANDREW**

your  
most  
valuable  
asset



A beautifully presented one bedroom apartment set on the first floor of an attractive period conversion in the highly sought after Stroud Green area. This charming and well proportioned home is perfectly suited to a single occupant or couple seeking comfortable living in a vibrant and well connected neighbourhood. Please note that the current images are slightly outdated and do not accurately reflect the property's present condition; updated photographs and a virtual tour will be available shortly.

The apartment boasts generous room proportions and an abundance of natural light throughout, enhanced by high ceilings and large period style windows. The bright and spacious double bedroom benefits from practical built-in wardrobes, providing excellent storage. A well appointed three piece bathroom adds further appeal. A standout feature of this property is the separate lounge, offering a comfortable and versatile living space, with steps leading down to a modern fitted kitchen diner. This thoughtfully designed layout creates an inviting environment suitable for everyday living as well as entertaining.

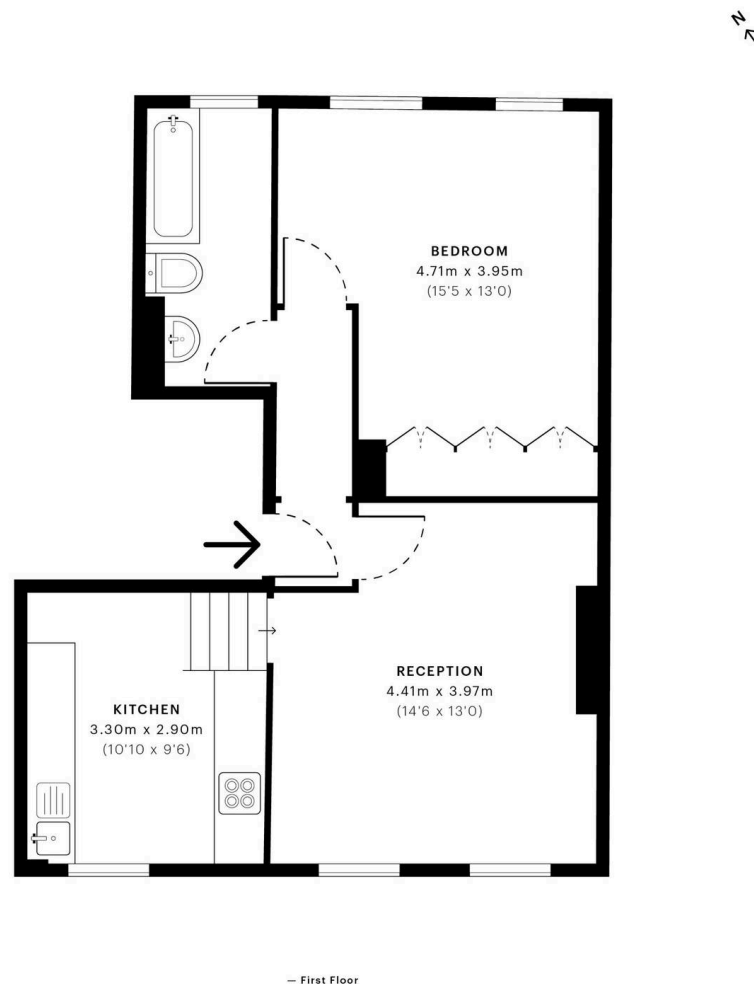
Ideally located, Victoria Road is a popular residential turning just moments from an array of local amenities including independent cafés, restaurants, shops, and green spaces. Excellent transport links are within easy reach, ensuring convenient access across London. The property is available 10th of January and offered furnished, presenting an excellent opportunity to secure a delightful home in one of North London's most desirable locations. Council Tax band: C / EPC Energy Efficiency Rating: C

- One Bedroom
- Comprising 52 sqm / 556 sqft
- Fully Fitted Separate Kitchen
- Spacious Living Room
- Double Glazed Windows
- Spacious Double Bedroom
- Built in Wardrobes
- Walking Distance to Finsbury Park and Crouch Hill Stations
- Offered Furnished









### 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

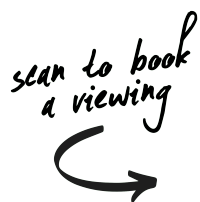
167 Stroud Green Road  
London, N4 3PZ

T (0)20 7281 2000

### Property Management Office

235 Blackstock Road  
London, N5 2LL

T (0)20 7354 9222



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
51.74 sqm / 556.92 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes webrooms, restricted head height  
49.36 sqm / 531.31 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.3 m  
0.00 sqm / 0.00 sqft



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 51.80 sqm / 557.57 sqft  
IPMS 3C RESIDENTIAL 50.10 sqm / 539.27 sqft

SPEC ID: 61d56ce4f9ee1e0de1191e19

has been exercised in the of these particulars, about the property must not be on as representations of or fact. Prospective applicants e and rely upon their own and those of professional ives. David Andrew Estates liability for any error contained in these particulars.

