



**Wilberforce Road, London, N4 2SP**  
**£1,200,000**

**DAVID  
ANDREW**

your  
most  
valuable  
asset

## Wilberforce Road, London, N4 2SP

A stunning three-bedroom maisonette with a lovely private garden offering ideal living, dining and entertainment space. Located on highly desirable Wilberforce Road, the flat is arranged across both the ground and first floors spanning 1,095 sq ft / 101.7 sq m of living area. The property benefits from its own private entrance, leading directly into the flat which creates a strong sense of privacy, while exceptionally high ceilings throughout enhance the feeling of space and light.

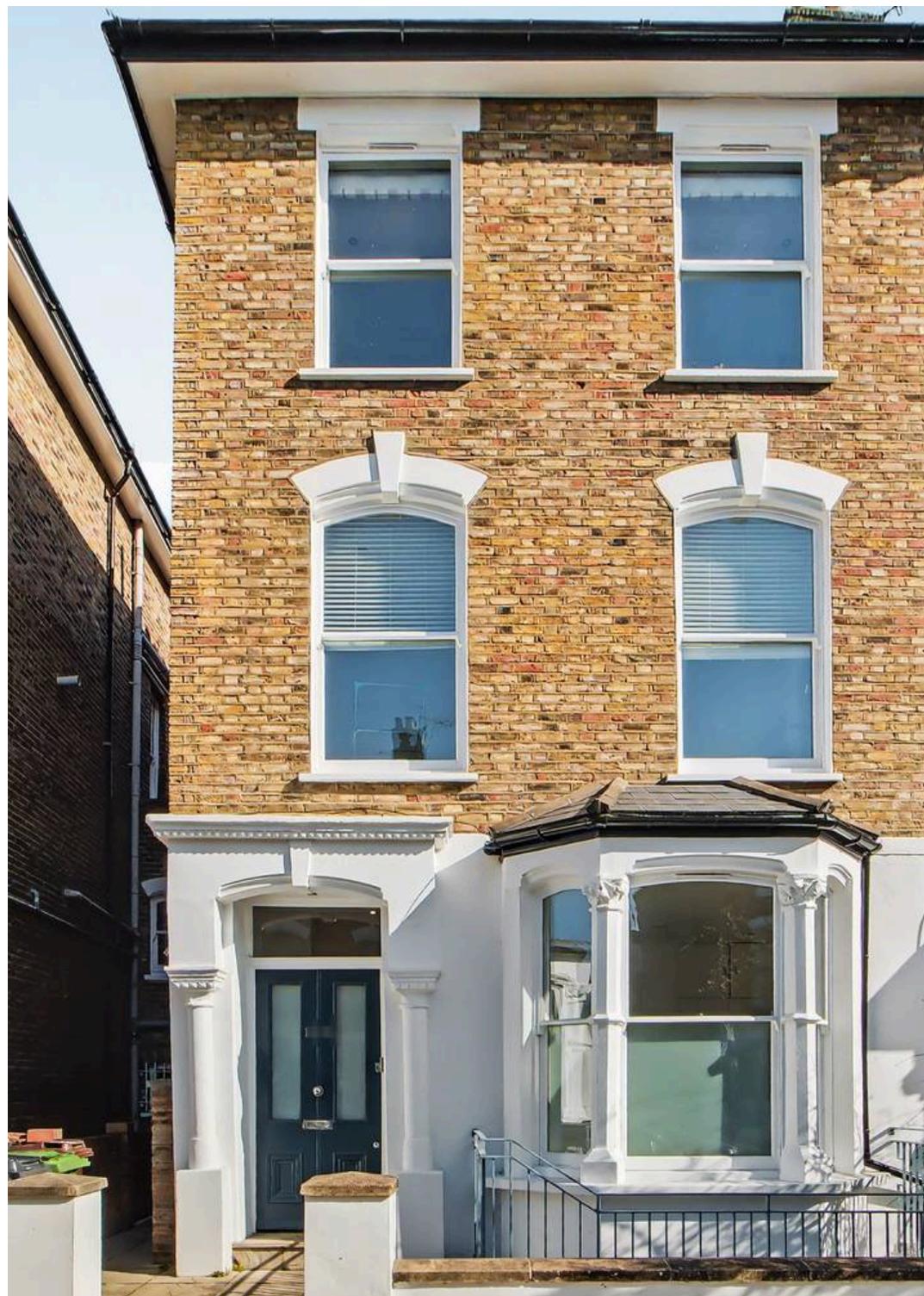
The ground floor includes a spacious principal bedroom with large bay windows, a modern family bathroom, and a separate WC. Further on, you'll enter the heart of the home - a stunning sun-filled reception and kitchen space, featuring wall-to-wall bi-fold doors that lead directly out to the private garden. The first floor comprises two further well-proportioned bedrooms. This home is truly designed for maximum comfort and entertainment.

Wilberforce Road is a desirable and quiet street close to the boutique shops, cafes and bars of Highbury, Finsbury Park and Stoke Newington. Wonderful green spaces are located nearby, including Clissold Park, Gillespie Reserve & Woodberry Wetlands. The property is incredibly well-connected, with Victoria/Piccadilly Underground (Arsenal & Finsbury Park), National Rail services and regular bus services all within a short walk.

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D | Council Tax band: D

- Immaculate Split-Level Home with Private Entrance (Maisonette)
- 1095 sq ft / 101.7 sq m - Internal Living Area
- Three Double Bedrooms
- Sun-Filled Open Plan Kitchen and Reception Room
- Large Bi-Fold Doors In Reception Room Opening Directly To Private Garden
- Large Four-Piece Family Bathroom Plus Separate WC
- Highly Desirable and Quiet Road - Excellent Location
- Moments to Great Cafes, Restaurants, Pubs and Transport Links
- Share of Freehold and Sold Chain-Free

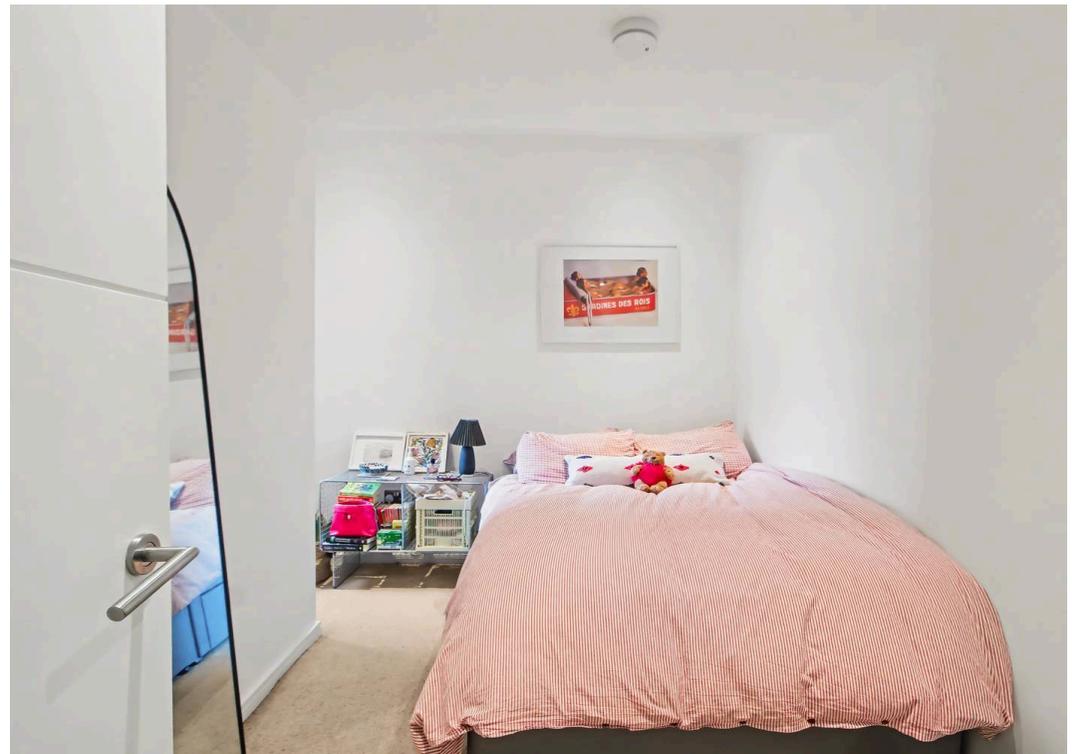




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# Wilberforce Road, N4

Approximate Gross Internal Area = 1095 sq ft / 101.7 sq m

# DAVID ANDREW

your most valuable asset



### 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

*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.



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.

