



Gloucester Drive, N4 2LE
£725,000

**DAVID
ANDREW**

your
most
valuable
asset

Gloucester Drive, N4 2LE

Introducing this spacious and well-presented two-bedroom maisonette, offering approximately 832 sq ft / 77.3 sq m of well-designed living space across two floors (including studio room), with the added benefit of its own private entrance. Bright and airy throughout, the property features a superb flowing layout, including a generous open-plan reception room, a modern fitted kitchen, two well-proportioned bedrooms, and a stylish bathroom. Large sliding doors open directly onto a well-maintained private garden, creating an exceptional indoor-outdoor living experience that is perfect for both relaxing and entertaining. The property is within easy reach of Finsbury Park, Clissold Park and Woodberry Wetlands, and is well served by transport links including Zone 2 London Underground Victoria line and Piccadilly line, National Rail and local bus routes.

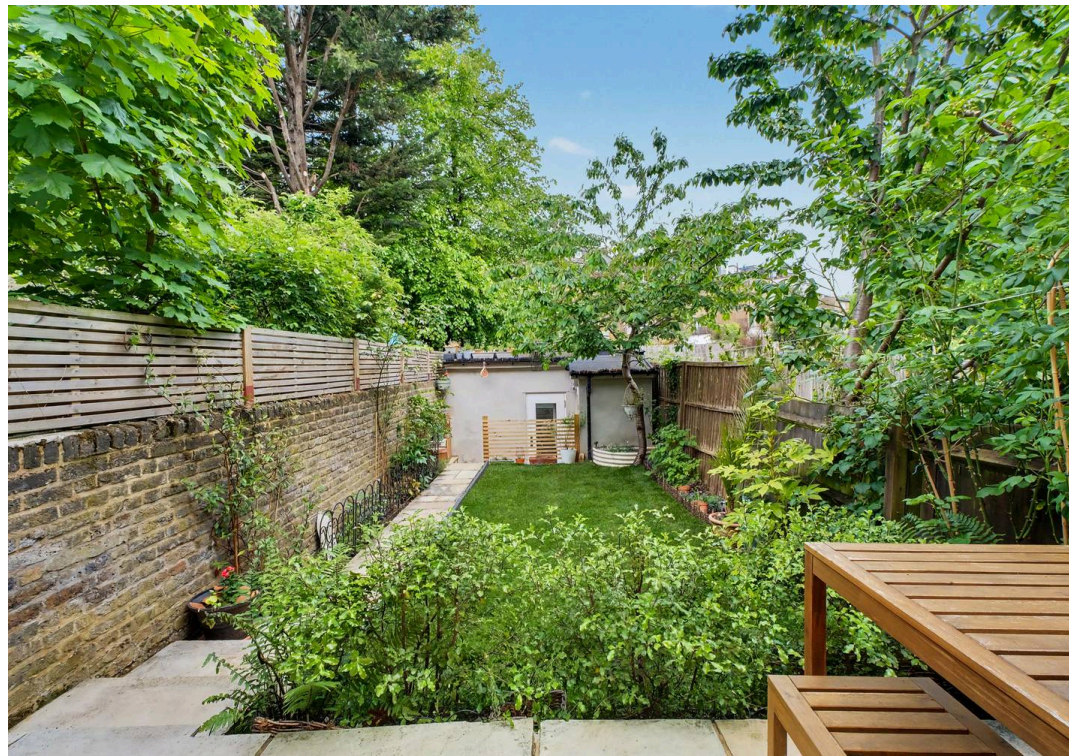
At the rear of the garden, the studio was tailor made to provide the best possible sonic experience inside while also minimising sound bleed to the outside world. The insulated cavity wall construction using concrete blocks and concrete beams for the roof provide the mass needed to contain low frequencies. Matched with the heavy duty sound absorbing plaster board, the triple glazed acoustic glass skylight and specialist steel / glazed acoustic door mean there's very little sound that escapes. Dimension-wise the ratios between the internal length, width and height were carefully chosen in order to spread the room modes evenly across the frequency spectrum.

This along with the huge built-in bass traps make the room sound balanced and controlled from lows to highs. The Daikin Air-con unit provides cost effective heating and cooling making the space very comfortable all year round. The studio is fully powered and connected to the house internet via Ethernet cable. There is also a sump pump which pumps any drain water back up into the sewer so it's safe from flooding

Council Tax band: C | Tenure: Share of Freehold | EPC Energy Efficiency Rating: C

- 832 sq ft / 77.3 sq m
- Maisonette arranged over two floors | Two double bedrooms
- Private entrance
- Generous open-plan reception room | Private and spacious garden with a built studio
- Excellent location, close by to Clissold Park, green spaces and local amenities | Close to excellent transport links







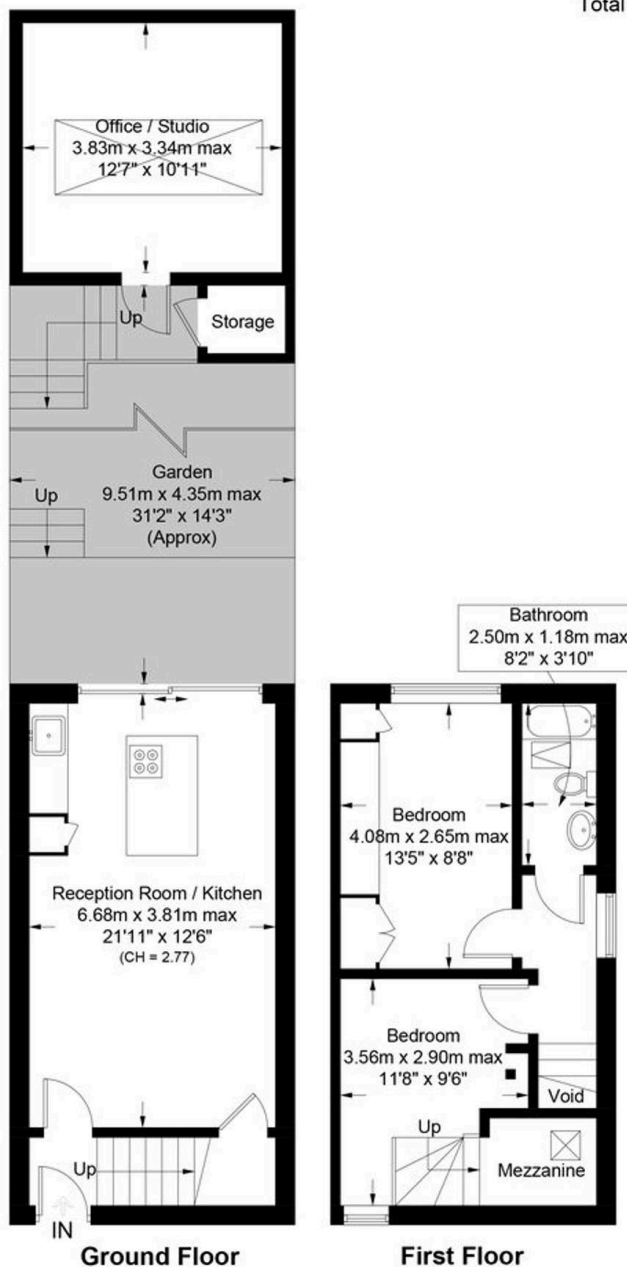




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Approximate Gross Internal Area = 652 sq ft / 60.6 sq m
(Including Mezzanine & Void)
Outbuildings = 180 sq ft / 16.7 sq m
Total = 832 sq ft / 77.3 sq m

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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. (ID1300713)



Certified Property Measurer



as 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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