



Wilberforce Road, N4 2SP
£575,000

**DAVID
ANDREW**

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most
valuable
asset

Wilberforce Road, London, N4 2SP

Introducing a delightful two-bedroom flat spanning 548 sqft / 50.9 sqm on the first floor of a Victorian conversion, that enjoys abundant natural light with its south-west facing aspect and high ceilings throughout. This lovely flat comprises two spacious double bedrooms, a sun-filled private terrace, a modern bathroom, large windows and solid wood flooring throughout. The bright living room includes a feature fireplace and is separate to the adjoining fitted kitchen.

Wilberforce Road is a desirable and quiet street close to the shops, bars and eateries of Highbury, Finsbury Park and Stoke Newington. Clissold Park, Gillespie Reserve & Woodberry Wetlands are a short walk away. Commuting is a breeze with fantastic transport links nearby via Victoria/Piccadilly Underground (Arsenal & Finsbury Park), National Rail services, regular bus services and convenient access to international cities via Eurostar in Kings Cross, only two stops away on the Victoria Line.

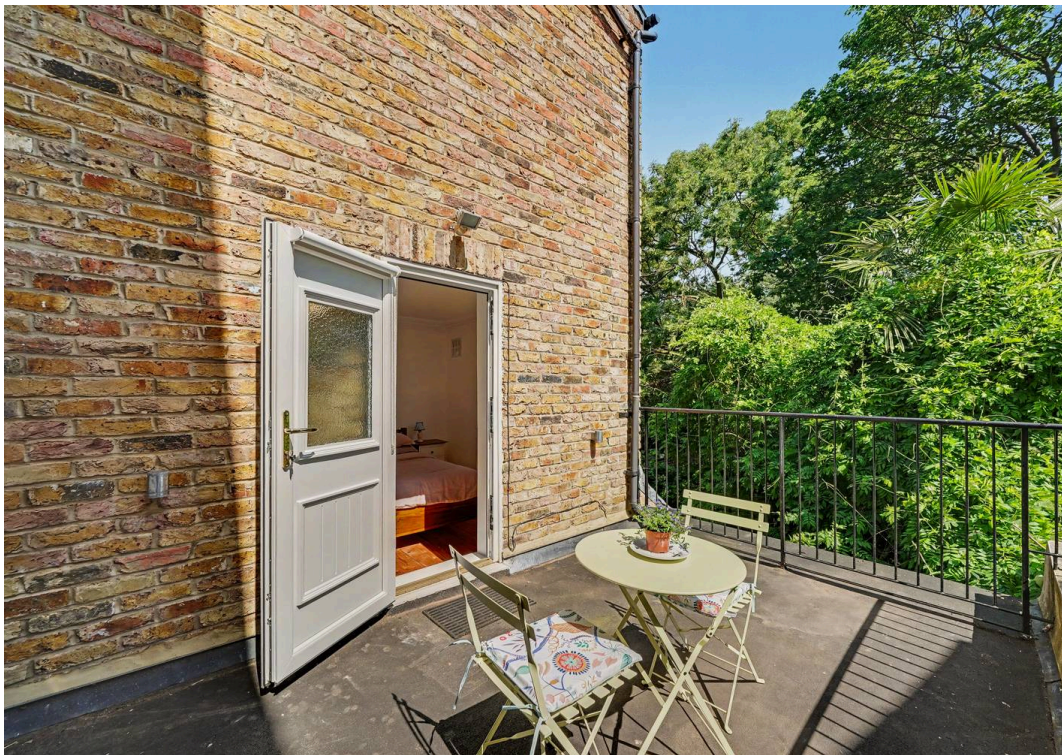
Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- 548 sq ft / 50.9 sq m - Internal Living Area (Excluding Terrace)
- First Floor Flat - Victorian Building
- Two Generous Double Bedrooms
- Spacious Terrace - Private and Sun-Filled, Perfect for Entertaining and Relaxing
- Modern Bathroom and Fitted Kitchen
- Excellent Location - Close to Popular Eateries, Parks, and Transport Links
- Abundance of Natural Light with South-West Aspect
- Large Sash Windows and High Ceilings
- Solid Wood Flooring Throughout
- Share of Freehold and Sold Chain-Free









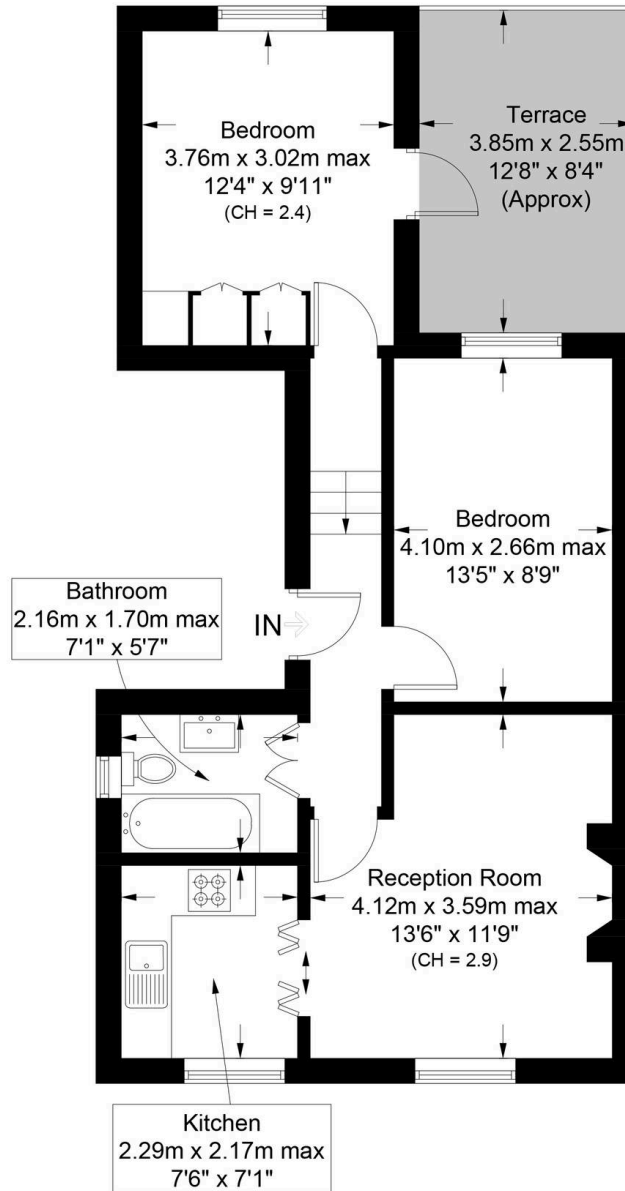


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Approximate Gross Internal Area = 548 sq ft / 50.9 sq m

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First Floor

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. (ID1305834)



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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