



Gloucester Drive, N4 2LE

Guide Price **£525,000**

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Gloucester Drive, N4 2LE

Introducing a bright and airy two bedroom flat, set on the first floor of an attractive period conversion, offering approximately 725 sq ft / 69.9 sqm of living space, with impressive tall ceilings. The property has a spacious feel throughout, with a layout that flows well, including a generous reception room, kitchen, two decently sized bedrooms and a modern bathroom. The property also benefits from a storage room, providing practical space for everyday living.

Gloucester Drive is a quiet residential street, well located for a range of local shops, cafés and amenities. 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.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- Approx. 752 sq ft / 69.9 sq m
- Two Bedrooms
- First Floor Period Conversion
- Spacious Reception Room
- Flooded With Natural Light & Tall Ceilings Throughout
- Modern Bathroom
- Excellent Location, Close By To Clissold Park, Green Spaces & Local Amenities
- Close To Excellent Transport Links Including London Underground Victoria line & Piccadilly line, National Rail





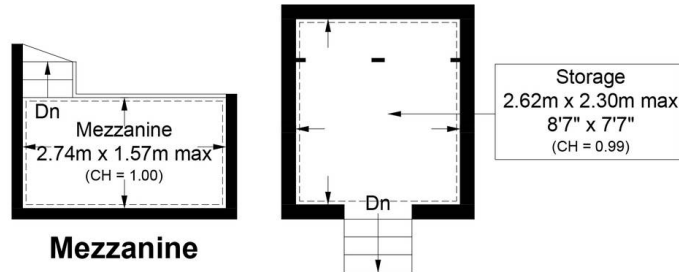




Gloucester Drive, N4

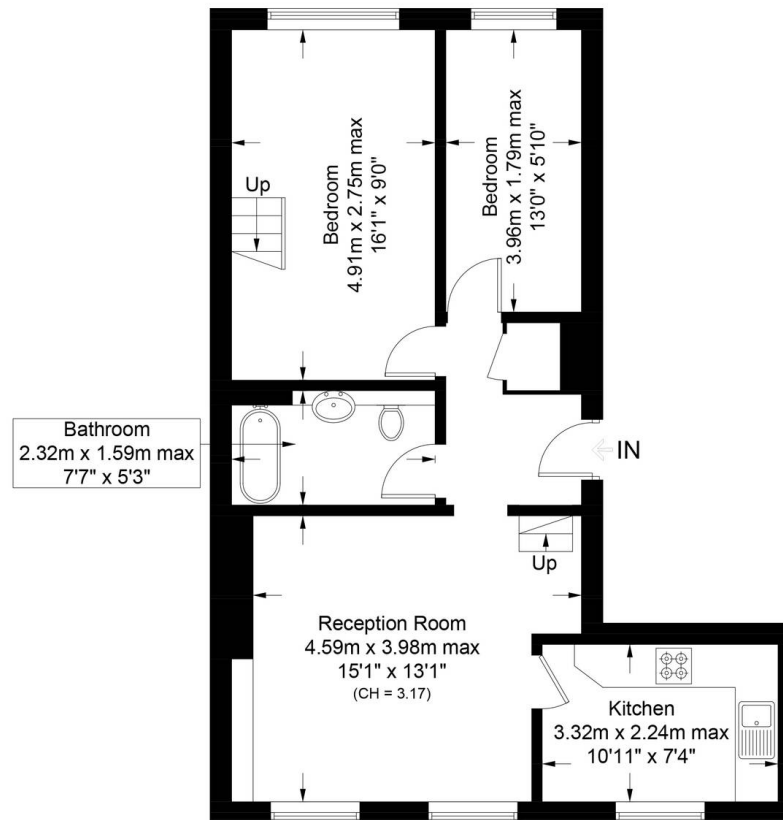
Approximate Gross Internal Area = 636 sq ft / 59.1 sq m
Mezzanine = 4 sq ft / 0.4 sq m
Reduced Headroom / Storage = 112 sq ft / 10.4 sq m
Total = 752 sq ft / 69.9 sq m

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Mezzanine

(Not Shown In Actual Location / Orientation)



First Floor

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. (ID1316777)

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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.

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