



Wilberforce Road, N4 2SP
£725,000

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asset

Wilberforce Road, N4 2SP

This beautifully presented two-bedroom flat is set on the first floor of a Victorian conversion and extends to 669 sq ft / 61.2 sq m, with high ceilings and an abundance of natural light throughout. The property comprises two generous double bedrooms, two modern bathrooms and a bright open-plan kitchen, living and dining area, creating an ideal space for both everyday living and entertaining. Large windows flood the space, enhancing the sense of openness, while the living room opens directly onto a private terrace, creating an inviting outdoor retreat.

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

- Two Generous Double Bedrooms
- Private Terrace Accessed Directly From The Living Area
- 669sqft / 62.1sqm
- Two Modern Bathrooms
- High Ceilings & Large Windows
- Bright Open-Plan Kitchen / Living Room
- Excellent transport links via Arsenal and Finsbury Park Underground stations (Victoria & Piccadilly lines)
- Moments From Clissold Park, Gillespie Reserve and Woodberry Wetlands







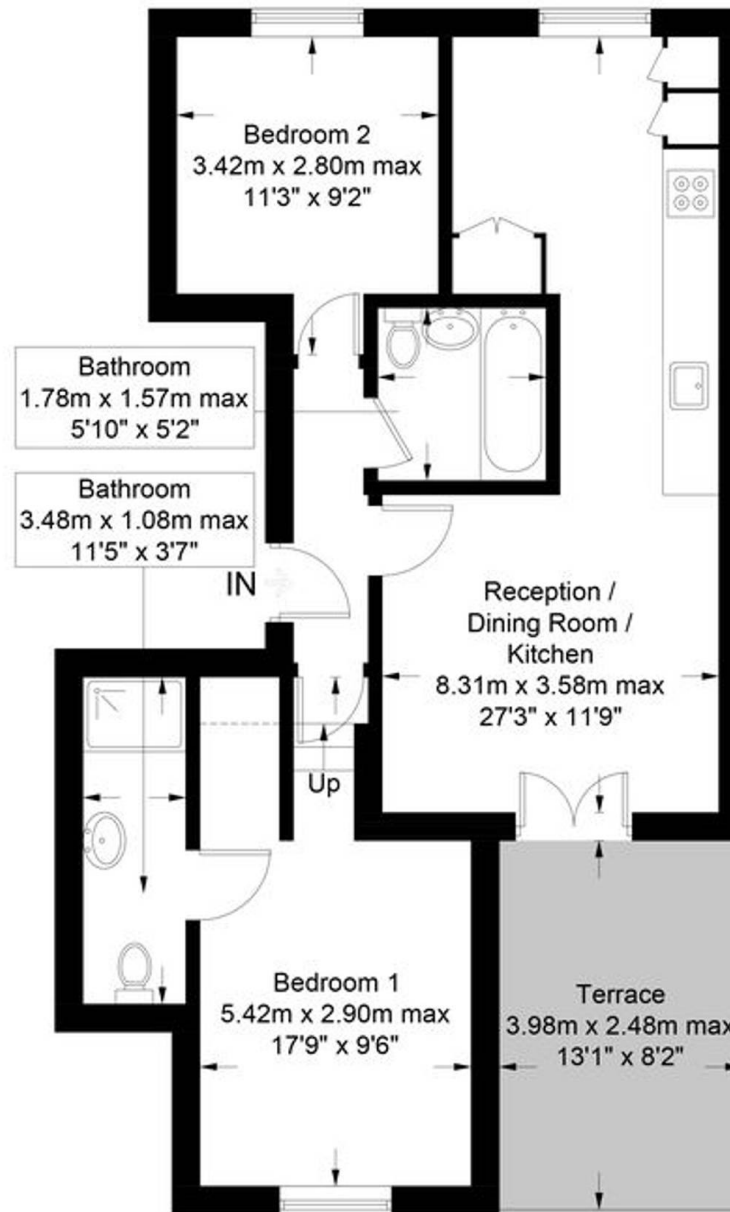


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Approximate Gross Internal Area = 669 sq ft / 62.1 sq m

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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. (ID1314469)



as been exercised in the
of these particulars,
but the property must not be
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and rely upon their own
those of professional
s. David Andrew Estates
liability for any error contained

in these particulars.

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