



Ferme Park Road, N4 4ED

Guide Price £435,000
Share of Freehold



Ferme Park Road N4

Presented to the market chain-free and ready for a transformation by its new owners, we are excited to introduce this spacious one-bedroom flat located in the vibrant Stroud Green area. Arranged over the first floor of an imposing Victorian conversion and boasting 608 SQ FT/56.5 SQ M of internal living space, it's an ideal canvas for buyers eager to undertake a refurbishment.

The flat opens into a welcoming hallway, leading to a spacious, light-filled reception room at the front of the property. Featuring a striking bay window with elevated and peaceful views of the reservoir, it's a fantastic space for living and dining. Coving to the high ceilings, and an ornate, cast-iron fireplace with marble mantelpiece add a touch of period charm waiting to be retained. Next door, the separate and bright kitchen is fitted with a range of wall and base units offering ample space for food prepping and essential appliances, while a practical larder cupboard adds further storage space. At the rear of the flat, the large double bedroom benefits from built-in wardrobes and views over the leafy rear gardens. The period charm continues here with a further feature fireplace and decorative picture rails, offering a peaceful retreat to recharge. Completing the flat is a three-piece bathroom suite, which features a bath/shower combination, low-level WC, and pedestal sink. A frosted window ensures natural light and adequate ventilation.

Accessed via a side gate, the flat also benefits from a section of the leafy, rear garden (currently in communal use) - a perfect spot for sunbathing, gardening, or simply unwinding in a leafy setting.

Ferme Park Road is located in the heart of Stroud Green known for its leafy setting and lovely community atmosphere. Take a stroll to Crouch End Broadway and Stroud Green Road where you'll find a fantastic selection of independent shops, cafes, and restaurants. Transport links are excellent, with a short bus ride to Finsbury Park Underground Station (Victoria/ Piccadilly lines, National Rail and Thameslink services) and close proximity to Harringay Rail Station, which provides direct access to the City. For outdoor enthusiasts, the nearby green spaces of Finsbury Park and the popular nature reserve Parkland Walk offer plenty of opportunities to enjoy the outdoors.

Chain free | Impressive 608 SQ FT - 56.5 SQ M of living space | One bedroom conversion | Ready for refurbishment | Share of Freehold | Own section of rear garden (currently in communal use) | Large reception room and separate kitchen | Convenient location |





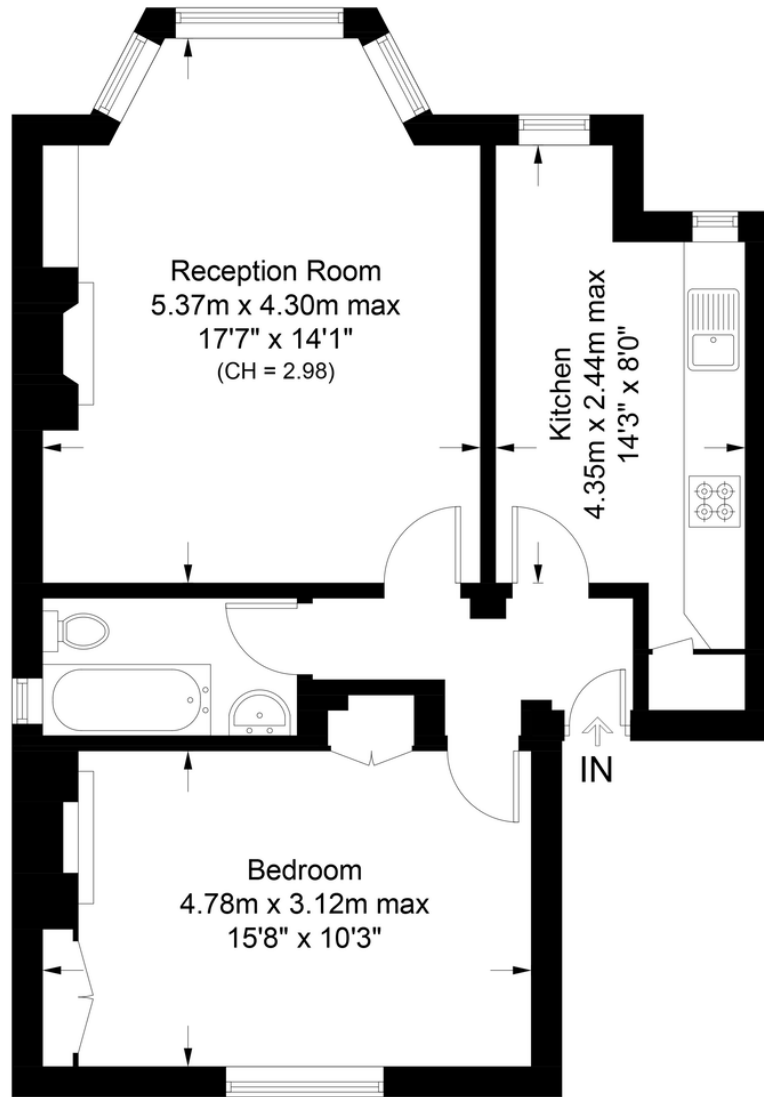


Ferne Park Road, N4

Approximate Gross Internal Area = 608 sq ft / 56.5 sq m

DAVID ANDREW

your most valuable asset



First Floor



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. (ID1134454)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

Stroud Green Office

167 Stroud Green Road
London N4 3PZ

T (0)20 7281 2000

General Contact

E info@davidandrew.co.uk

W www.davidandrew.co.uk

Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

