



Alington Street, N4 3BP

Guide Price £450,000
Leasehold



Almington Street N4

Offered to the market chain-free, we are delighted to present this spacious one-bedroom, split-level flat, situated on a quiet, tree-lined street in the heart of Stroud Green.

Boasting an impressive 618 SQ FT (57.4 SQ M) of internal living space offering great potential for improvements, this flat presents an exciting opportunity to create your dream home.

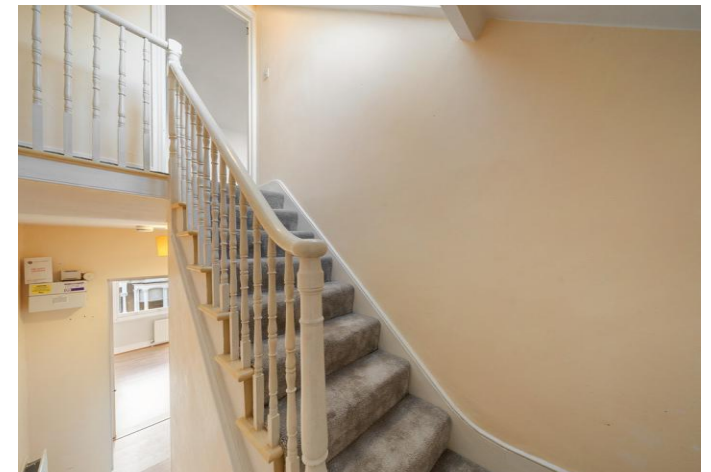
Upon entry, the flat opens into a central hallway offering two large storage cupboards for added convenience. The first floor features a generously sized front reception room; two large sash windows flood the room with fantastic natural light creating a great space for living and dining. Next door, a three-piece bathroom suite offers a shower/bath combination, an inset WC, sink with vanity storage below, and a heated towel rail. To the rear of the property, a separate kitchen is fitted with a range of wall and base units providing ample storage and space for essential appliances, as well as space for a breakfast table. A large casement windows offers leafy views over the neighbouring properties.

Stairs lead to the second-floor loft conversion, where a generously sized, double bedroom awaits; benefitting from bespoke built-in wardrobes, additional eaves storage, and a large casement window that fills the room with natural light, offering a lovely and bright space to recharge.

Almington Street is a quiet road in the heart of Stroud Green, much loved for its community feel and quiet residential living, whilst still providing convenient access to transport links at Finsbury Park station (Piccadilly & Victoria lines/ National Rail & Thameslink services), Crouch Hill Overground and several bus routes. There's a growing selection of local coffee shops, bars, and eateries at both Stroud Green, Crouch End and Hornsey Road to enjoy and the green and open spaces at Finsbury Park, the nature reserve Parkland Walk, and Wray Crescent are also close by.

Chain free sale | One double bedroom flat | Split level | 618 SQ FT - 54 SQ M | Opportunity for improvements/refurbishment | Large reception room | Separate kitchen | Great storage throughout | Fantastic natural light | Quiet, yet convenient location |

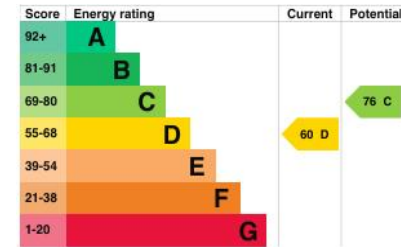
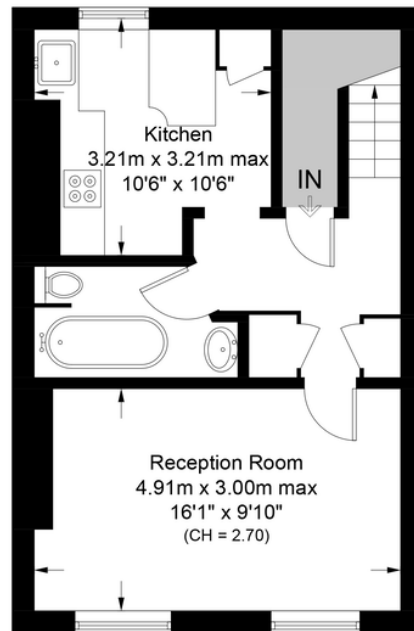
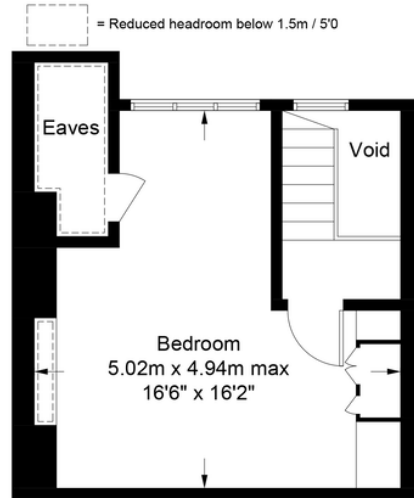






Almington Street, N4

Approximate Gross Internal Area = 618 sq ft / 57.4 sq m
Reduced Headroom = 28 sq ft / 2.6 sq m
Total = 646 sq ft / 60.0 sq m
(Excluding Void)



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.

DAVID ANDREW

your most valuable asset

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



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. (ID1134074)

