



Florence Road, N4 4DH

Guide Price £515,000
Leasehold



Florence Road N4 4DH

Situated on the ground floor of a charming three-story purpose-built development, nestled in a sought-after residential area in Finsbury Park, this immaculate property has been lovingly maintained and enhanced by its current owners. Offering a generous 732 sq. ft. (68 sq. m) of well-proportioned internal living space, it presents a comfortable and inviting home.

Upon entering via the ground floor entrance, you're welcomed by a bright and inviting internal hall adorned with newly laid solid wooden flooring, which extends throughout the flat, excluding the kitchen and bathroom areas. The reception room boasts a large casement window with Louvre shutters, a feature fireplace, and bespoke shelving, creating a stylish and cosy living space.

The well-proportioned kitchen is equipped with a range of country-style wall and base units, complemented by a wooden work surface and pleasant tiled floor and splashback. Featuring an electric oven, gas hob, and extractor fan, the kitchen also offers plumbing for a washing machine and ample space for a large fridge-freezer. A door from the kitchen leads to the rear of the property, providing access to a spacious storage shed, perfect for bicycles.

The surprisingly spacious bathroom, refurbished in 2023, showcases a contemporary white four-piece suite, including a separate bath and a large walk-in shower, as well as an inset WC and floating wash hand basin. The combination of Metro brick and terrazzo tiling adds a touch of sophistication, creating a spa-like experience.

Moving to the rear of the apartment, you'll find two generously sized double bedrooms, both boasting solid wooden flooring, double-glazed windows, simple yet serene spaces, ideal for unwinding after a long day.

This impressive apartment also boasts ample storage in the integral hallway and provides access to a spacious communal garden at the rear, which backs directly onto the Parkland Walk Nature Reserve. This offers a tranquil, green, and leafy retreat amidst the bustling city life. Additionally, access to a further storage shed adds a practical touch, catering to the needs of modern living.

Florence Road is a sought-after residential turning, tucked away for peace and quiet yet, extremely convenient, a location perfectly placed to take full advantage of a growing selection of bars, restaurants, and coffee shops. Finsbury Park station provides access to the Victoria and Piccadilly lines and National Rail links. The Parkland Walk Nature Reserve and Finsbury Park are all close by. Don't forget to check out the new City North development with M&S Foodhall, Theatre and Picturehouse cinema all on your doorstep.





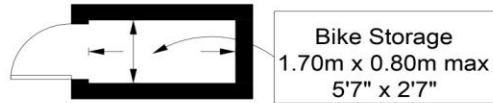


Ednam House, N4

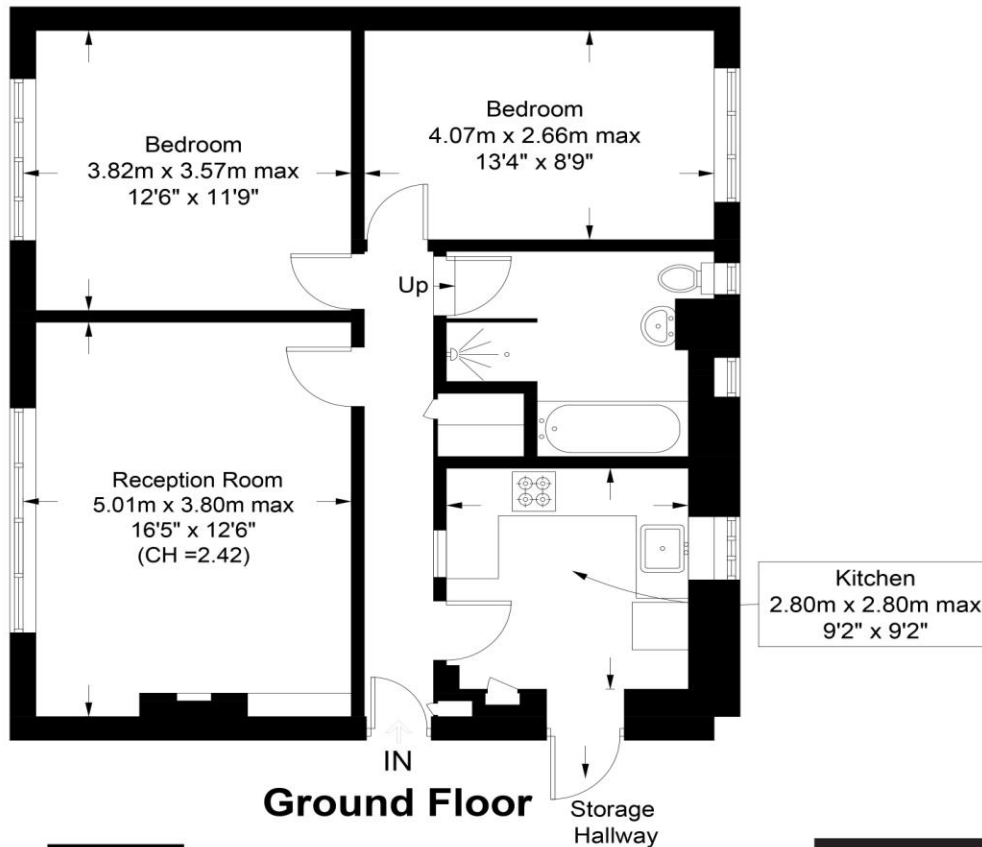
Approximate Gross Internal Area = 732 sq ft / 68.0 sq m

DAVID ANDREW

your most valuable asset



(Not Shown In Actual Location / Orientation)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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. (ID1073511)



Agent's Note:

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