



Wilberforce Road, N4 2SR

£575,000
Share of Freehold



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Presenting a charming two-bedroom apartment that boasts an abundance of natural light and high ceilings. This flat comprises of two spacious bedrooms, a well-appointed kitchen with integrated appliances, a reception room, on a separate level, adorned with a delightful Juliette balcony which also offers a lovely garden view. The property also features a family bathroom and ample storage space. The presence of large sash windows provides plenty of sunlight while maintaining a high level of privacy. The property is being sold chain-free and includes a Share of Freehold.

Nestled on the sought-after Wilberforce Road, this tranquil street is conveniently located in close proximity to a variety of shops and dining establishments. Furthermore, it is a close walk to Highbury Barn, Stoke Newington, and four local parks (Finsbury Park, Clissold Park, Highbury Fields, and Gillespie Nature Reserve). The property benefits from unparalleled access to Zone 2 Victoria/Piccadilly lines, Overground,

- Two double bedroom
- Storage Cupboard off Hallway
- Period conversion
- First floor flat
- Juliette Balcony
- Great location
- Share of freehold
- Excellent transport links





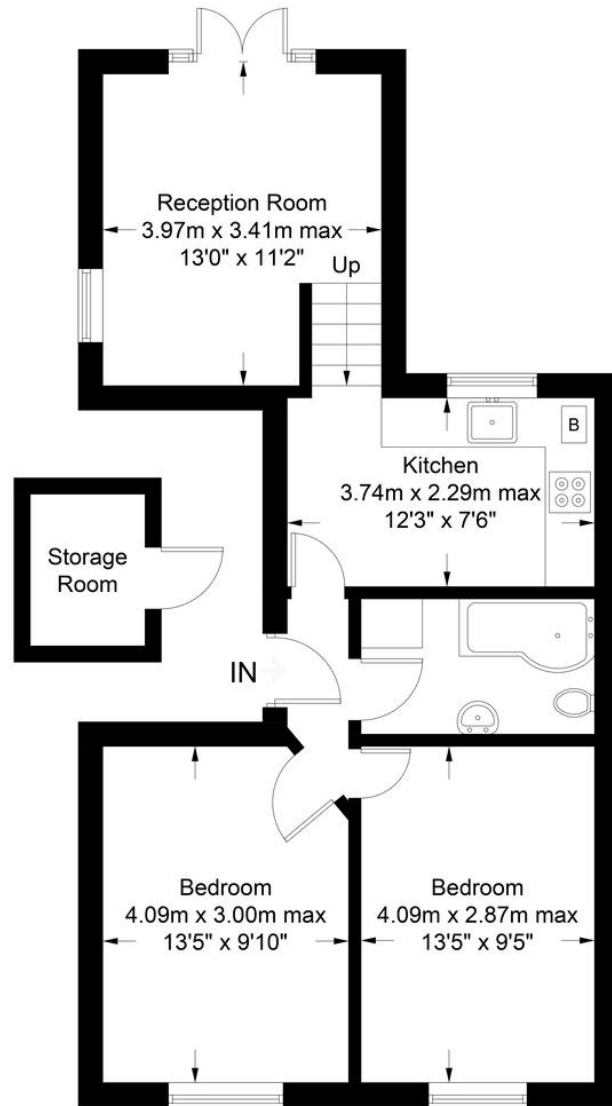


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Approximate Gross Internal Area = 581 sq ft / 54 sq m

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First Floor

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. (ID1076431)

Certified Property Measurer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	80 C
39-54	E		
21-38	F		
1-20	G		

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.

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