



Wilberforce Road, N4 2SP

Asking Price Of £1,100,000  
Share of Freehold



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Introducing a beautifully designed and spacious garden flat located in a prime location. This exquisite property features three generously sized double bedrooms, two bathrooms, and an inviting open-plan modern kitchen that leads to the garden. The beautifully landscaped garden includes an insulated outbuilding—ideal for a home gym or entertainment space. Impeccably presented and designed for modern living, this exceptional home is ready to move into.

Wilberforce Road is a desirable and quiet street close to the shops, cafes and bars of Finsbury Park, Highbury and Stoke Newington. Clissold Park, Gillespie Reserve & Woodberry Wetlands are all within a short walk. The property is incredibly well connected, with Victoria/Piccadilly Underground (Arsenal & Finsbury Park) Overground, National Rail services and regular bus services all on your doorstep.

- 1138 sqft/ 105.8 sqm
- Victorian Conversion
- Three Double Bedrooms
- Two Bathrooms
- Very Well Presented
- Share of Freehold
- Lovely Garden
- Excellent Transport Links



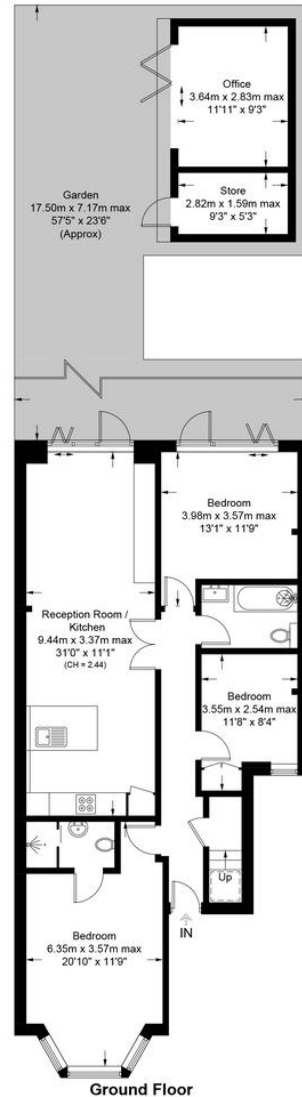




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Approximate Gross Internal Area = 970 sq ft / 90.1 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 7 sq ft / 0.7 sq m  
 Outbuilding = 161 sq ft / 15.0 sq m  
 Total = 1138 sq ft / 105.8 sq m

= Reduced headroom below 1.5m / 5'0"



Ground 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. (ID1178548)



**Certified Property Measurer**

**DAVID ANDREW**

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**DAVID ANDREW**

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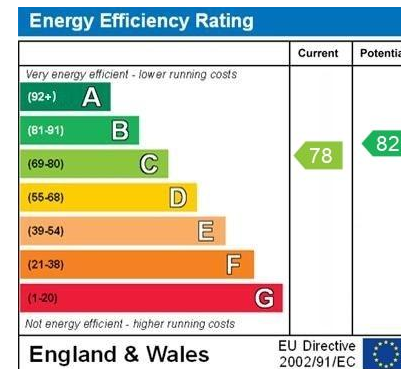
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### Agent's Note:

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.