



Ennis Road, N4 3HD

Guide Price £390,000
Share of Freehold



Ennis Road N4

Situated on a quiet, residential street in the heart of Finsbury Park, we're delighted to present this charming one-bedroom, top floor flat boasting an impressive 515 SQ FT/ 47.8 SQ M of bright and airy, internal living space.

The flat opens up into a split-level hallway, immediately setting the tone for the spacious feel of this home. Stairs lead up to a half landing, where you'll find the modern, fully tiled bathroom including a bath/shower combination, low level WC and sink with storage above and below. A large, frosted window allows natural light to fill the space, while offering privacy and effective ventilation.

Continuing to the top floor, a spacious reception room is located at the front; two sash windows bathe the room in an abundance of natural light, creating a bright and welcoming space for living and dining. A striking cast-iron fireplace, coving to the ceiling and bespoke shelving in the alcoves add a touch of period charm.

Next door, a separate, galley-style kitchen offers a range of neutral wall and base units providing ample storage and space for essential appliances.

A well-proportioned double bedroom at the rear of the flat offers a strikingly large window which providing elevated views over the leafy neighbourhood and fantastic natural light, making it a lovely space to rest and recharge.

One of the property's additional perks is access to a loft space (not officially demised) perfect for extra storage.

Ennis Road is located in the bustling neighbourhood of Finsbury Park, known for its vibrant cultural and culinary scene and excellent transport connections. Finsbury Park Station, just a short walk from the flat, is one of London's major transport hubs, offering access to both the Victoria and Piccadilly Lines, as well as National Rail and Thameslink services, making it an ideal location for commuters. The area is also famous for its open green spaces, with the vast Finsbury Park itself and the popular nature reserve Parkland Walk only moments away, perfect for a little escape from city life!

Chain free sale | Share of Freehold | One double bedroom | Spacious reception room and separate kitchen | Boasting 515 SQ FT/ 47.8 SQ M | Top floor with elevated views | Light and airy | Convenient location close to transport and amenities |







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	71
(39-54)	E	77
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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General Contact

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GROSS INTERNAL AREA (GIA)
The footprint of the property
47.86 sqm / 515.16 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
43.60 sqm / 469.31 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 46.23 sqm / 497.62 sqft
IPMS 3C RESIDENTIAL 44.15 sqm / 475.23 sqft

spec id: 618a3cc9e5ee1f0ddfc6742b

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.

