



FLAT C, QUEENS DRIVE, LONDON, N4
£750,000 SHARE OF FREEHOLD

BEAUTIFUL SPLIT LEVEL 2 BEDROOM WITH PRIVATE SOUTH FACING TERRACE

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DESCRIPTION:

This impressive two-bedroom apartment is on the higher floors of a handsome Victorian villa in N4. Spanning nearly 900sqft, it features high ceilings that enhance the natural light and a high-quality finish. The reception room boasts a large sash window facing a quiet, tree-lined street, while a private south-facing terrace offers views of beautiful rear gardens. The fully equipped separate kitchen includes ample storage and worktop space. The sizable second bedroom is situated on the same floor to the rear of the building and the master bedroom is upstairs alongside the modern family bathroom which completes the apartment.

Located on Queens Drive, the property is ideally positioned near the amenities of Highbury Barn and Blackstock Road, with the green spaces of Clissold Park, Finsbury Park, and the lively area of Stoke Newington Church Street nearby. Excellent transport connections are available with Arsenal (Piccadilly Line) and Finsbury Park (Victoria Line) stations within walking distance, alongside convenient bus routes to the City and the West End.

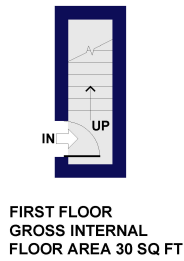
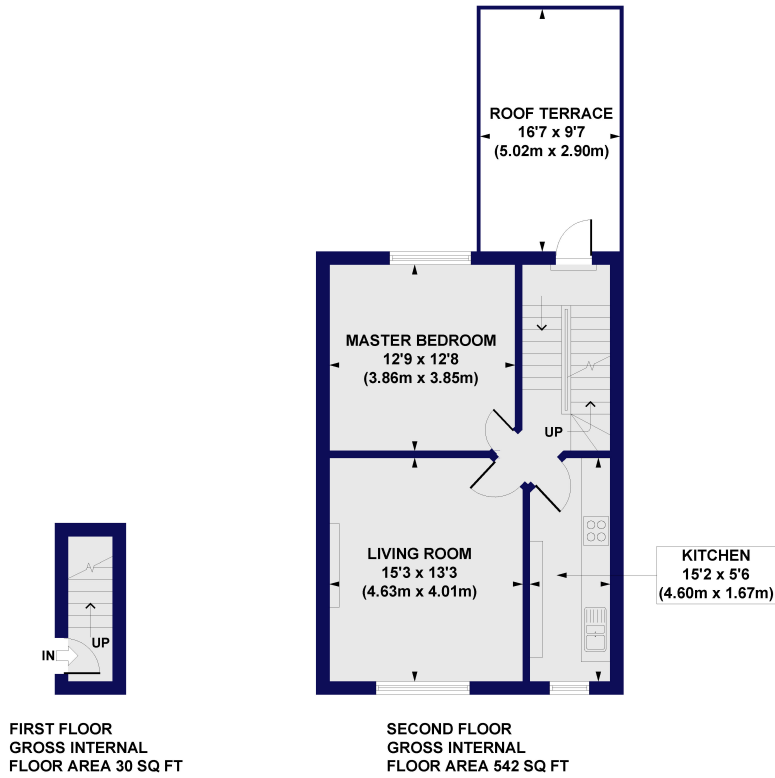
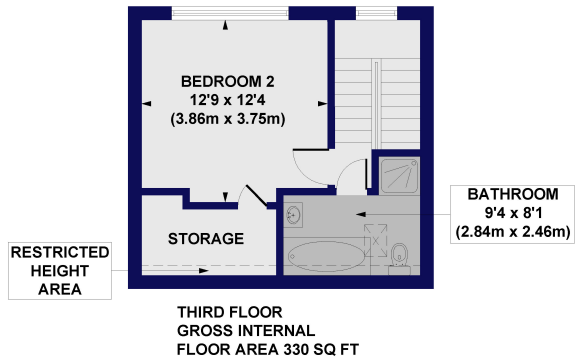
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Queens Drive, N4

Approx. Gross Internal Floor Area 902 sq. ft / 83.78 sq. m (Including Restricted Height Area & Storage)
 Approx. Gross Internal Floor Area 844 sq. ft / 78.44 sq. m (Excluding Restricted Height Area & Storage)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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