



VALE ROAD, LONDON, N4  
**£800,000 FREEHOLD**

## A RARE AND MODERNISED 3 BEDROOM HOUSE, IN THE MUCH SOUGHT AFTER, N4

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## DESCRIPTION:

A stunning 3 bedroom house, benefitting from a fantastic modernised design, a courtyard and a roof terrace.

Converted from a workshop by award winning architect Edward Lipton, this 3 bedroom freehold house offers fantastic high spec fittings and flexible use of space. The property is light and airy and has ample living space. It has been cleverly developed to create a wonderful modern house within an industrial setting. The property also boasts a family bathroom, en-suite bathroom and utility room.

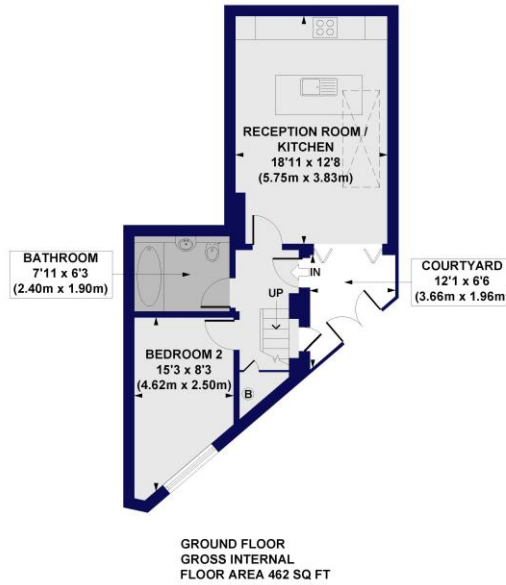
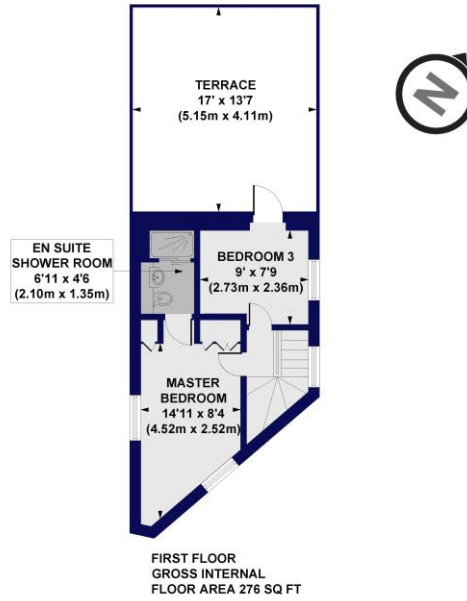
This property is located off Hermitage Road and within walking distance of Manor House tube station, Seven Sisters Station and close to the open green spaces of Finsbury Park. There are a variety of shops on St Anns Road within a short walk from the property as well as Arena shopping centre at Harringay, It is also excellently served for buses and close to the overground mainline.

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Vale Road, N4  
 Approx. Gross Internal Floor Area 772 sq. ft / 71 sq. m



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.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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