



8D, ADOLPHUS ROAD, LONDON, N4  
£600,000 SHARE OF FREEHOLD

A STUNNING, TWO BEDROOM PERIOD  
CONVERSION FINISHED TO A HIGH  
STANDARD IN N4.

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## DESCRIPTION:

A beautifully presented, two-bedroom, period conversion situated on the top floor of this impressive semi-detached period. Standing at 724 sqft and renovated throughout to a high standard by the current owners, the property comprises a bright reception room leading through to a spacious kitchen creating the perfect entertaining space. The master bedroom overlooks peaceful neighbouring gardens and has useful built in storage surrounding the bed. The property is completed with a further second bedroom, cleverly designed with a built-in single bed, a convenient work from home space and a modern, contemporary bathroom.

The flat is situated in a sought-after residential area in North Highbury and offers an abundance of transport links and opportunities. The nearby Woodberry down reservoirs provide a tranquil walk or canoe and sailing classes, whilst Clissold Park and Finsbury Park both allow generous green spaces and opportunity for numerous sports activities alongside the Castle Climbing Centre.

Tube access is easy, being only a short distance from Finsbury Park station (Piccadilly line, Victoria line and National Rail) with Manor House and Arsenal also close by, whilst several bus links provide easy access to the City and West End.

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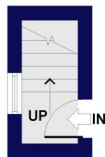
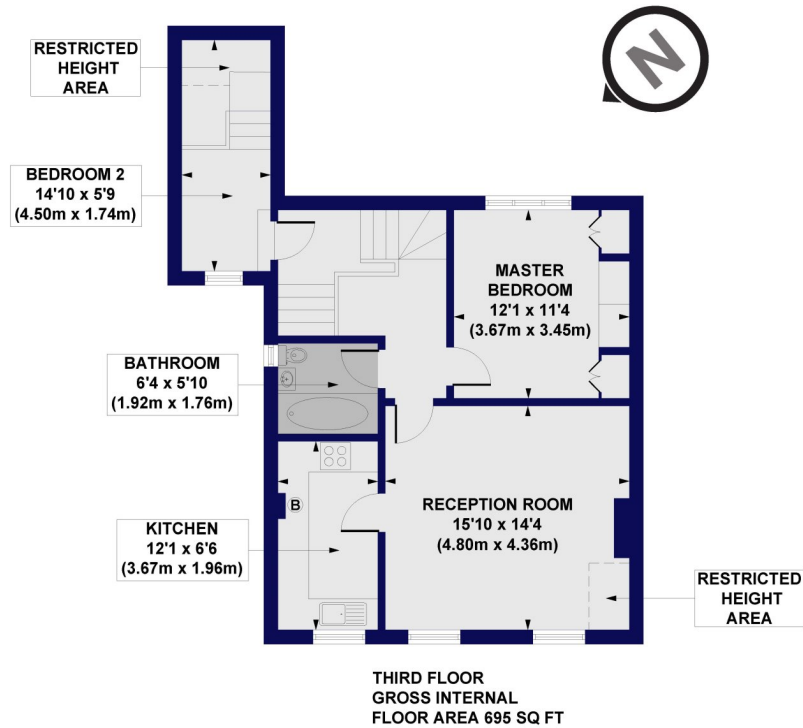


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# Adolphus Road, N4

Approx. Gross Internal Floor Area 724 sq. ft / 67.22 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 693 sq. ft / 64.36 sq. m (Excluding Restricted Height Area)



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	73	74
(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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