



ALEXANDRA GROVE, LONDON, N4
OIEO £1,150,000 SHARE OF FREEHOLD

FABULOUS 3 BEDROOM FLAT WITH PRIVATE GARDEN IN A STUNNING TREE LINED STREET

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DESCRIPTION:

Set within a beautifully grand period conversion, this exceptional three-bedroom maisonette has been completely refurbished and rewired, and stands at over 1,550 sq. ft. The flat is set across three levels, complete with a private southwest-facing garden. The property has been thoughtfully modernized, featuring a brand-new, fully fitted kitchen and a stylish new bathroom and WC. The ground floor boasts both a spacious open-plan kitchen and dining area, seamlessly connected to a bright living space that opens onto a private terrace and a second reception room, at the front of the property which provides additional living space. Large original sash windows flood the reception areas with natural light, while a striking exposed brick fireplace and high ceilings enhance the property's period charm.

Accommodation includes three generously sized double bedrooms, a sleek three-piece bathroom suite, and a separate WC. The first floor houses two well-proportioned double bedrooms, including a master bedroom with ample storage, while a further double bedroom is located on the ground floor.

One of the key features is also the convenient side access, providing a direct route to the garden which is ideal for easy bike and buggy storage. The property also benefits from a substantial basement, offering additional excellent storage, or potential for further development (STPP). Previous planning permission was granted to extend into the side returns, which could create a private entrance and further enhance the living space.

Alexandra Grove is a beautiful tree lined street and allows for easy access to Finsbury Park station as well as the green spaces of both Finsbury Park and Clissold Park. A variety of shops, cafes and eateries are located on Blackstock Road and nearby Highbury Park. Stoke Newington Church Street is also a short walk away through Clissold Park. The nearest public transport link is Finsbury Park Station (Victoria, Piccadilly and National Rail Lines) and Manor House Underground Station (Piccadilly Line), whilst there are numerous bus routes taking you into Angel, the City and the West End, Kings Cross St. Pancras is also a short distance away allowing international travel with ease.

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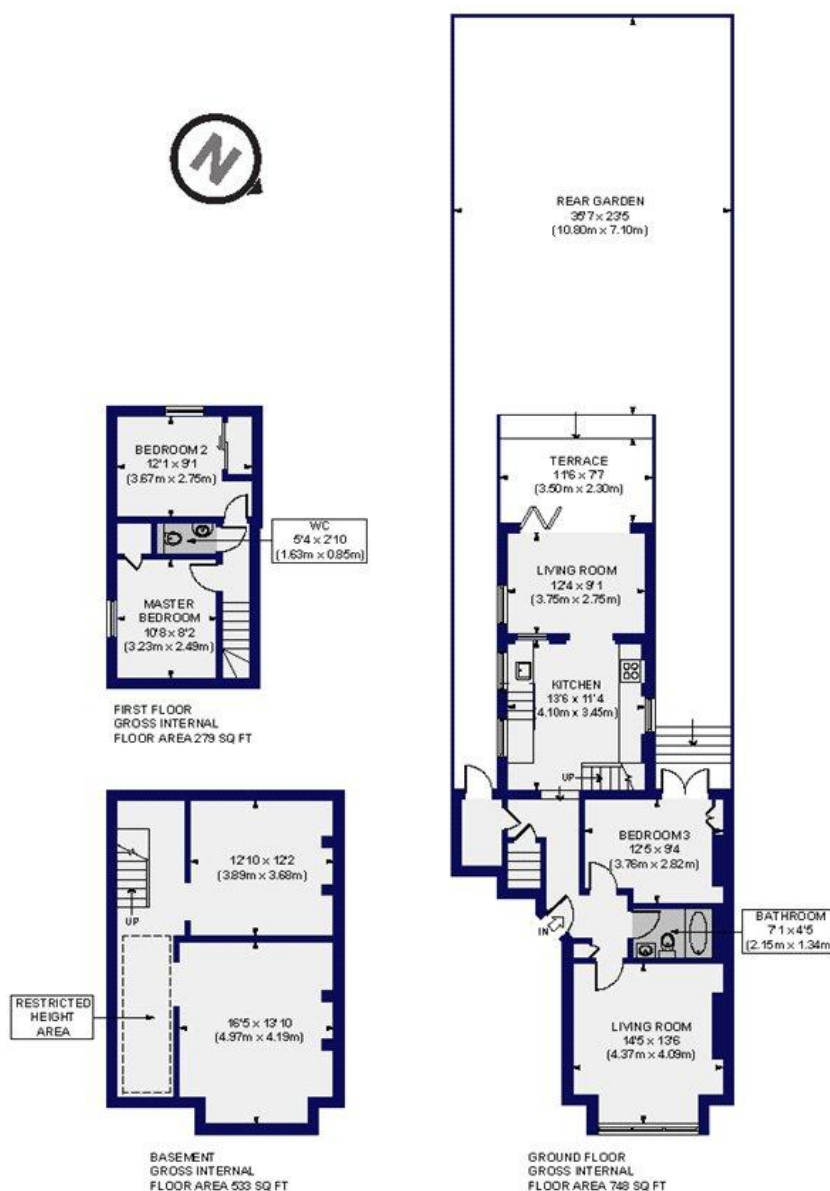


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Approx. Gross Internal Floor Area 1559 sq. ft / 144.86 sq. m (Including Restricted Height Area)

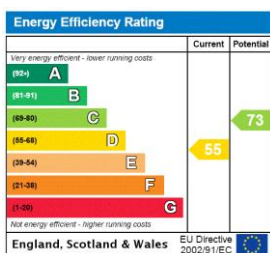
Approx. Gross Internal Floor Area 1480 sq. ft / 137.46 sq. m (Excluding Restricted Height Area)



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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.



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