

Victoria Road, N4 3SW  
Guide Price: £520,000 Share of Freehold  
For Sale by Daniel Rose Residential Ltd



**We are delighted to offer this spacious (660 sq ft) 1 bedroom garden flat, situated on the ground floor of this period conversion.**

**This bright flat offer's excellent living accommodation and benefits from wood effect flooring, large reception, large modern eat-in kitchen, direct access to the south-west facing private garden, excellent basement storage and is offered chain free.**

**Victoria Road is located within easy reach of Crouch Hill station (Overground) as well as Finsbury Park with its abundance of restaurants, cafes, bars, and shops.**

**SHARE OF FREEHOLD \* EXCELLENT LOCATION \* LARGE RECEPTION \* MODERN FITTED KITCHEN \* LARGE BEDROOM \* PRIVATE GARDEN \* BASEMENT STORAGE \* 660 SQ FT \* GROUND RENT: n/a \* SERVICE CHARGE: no set service charge \* COUNCIL TAX BAND: C \* EPC BAND: E**

**To arrange a viewing please contact our office on 020 359 4493 or via email [info@danielrose.net](mailto:info@danielrose.net)**

**RECEPTION ROOM**



**BEDROOM**



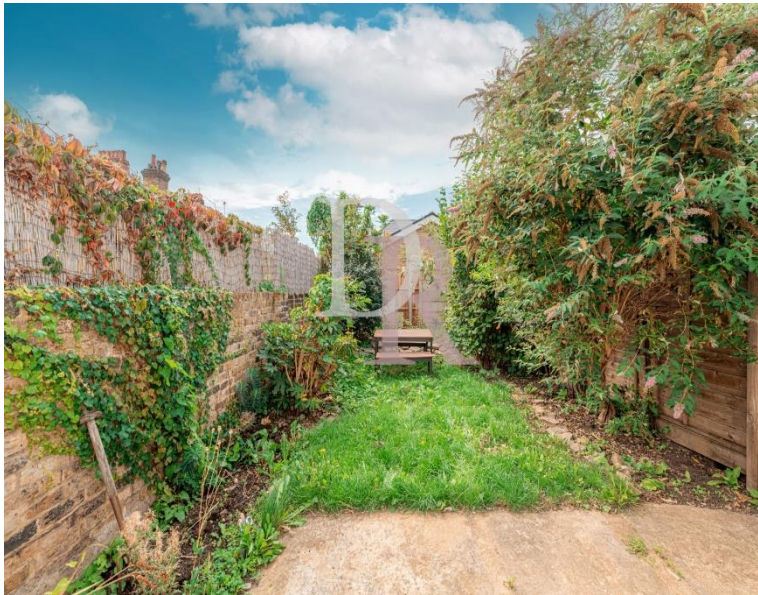
**KITCHEN**



**BATHROOM**

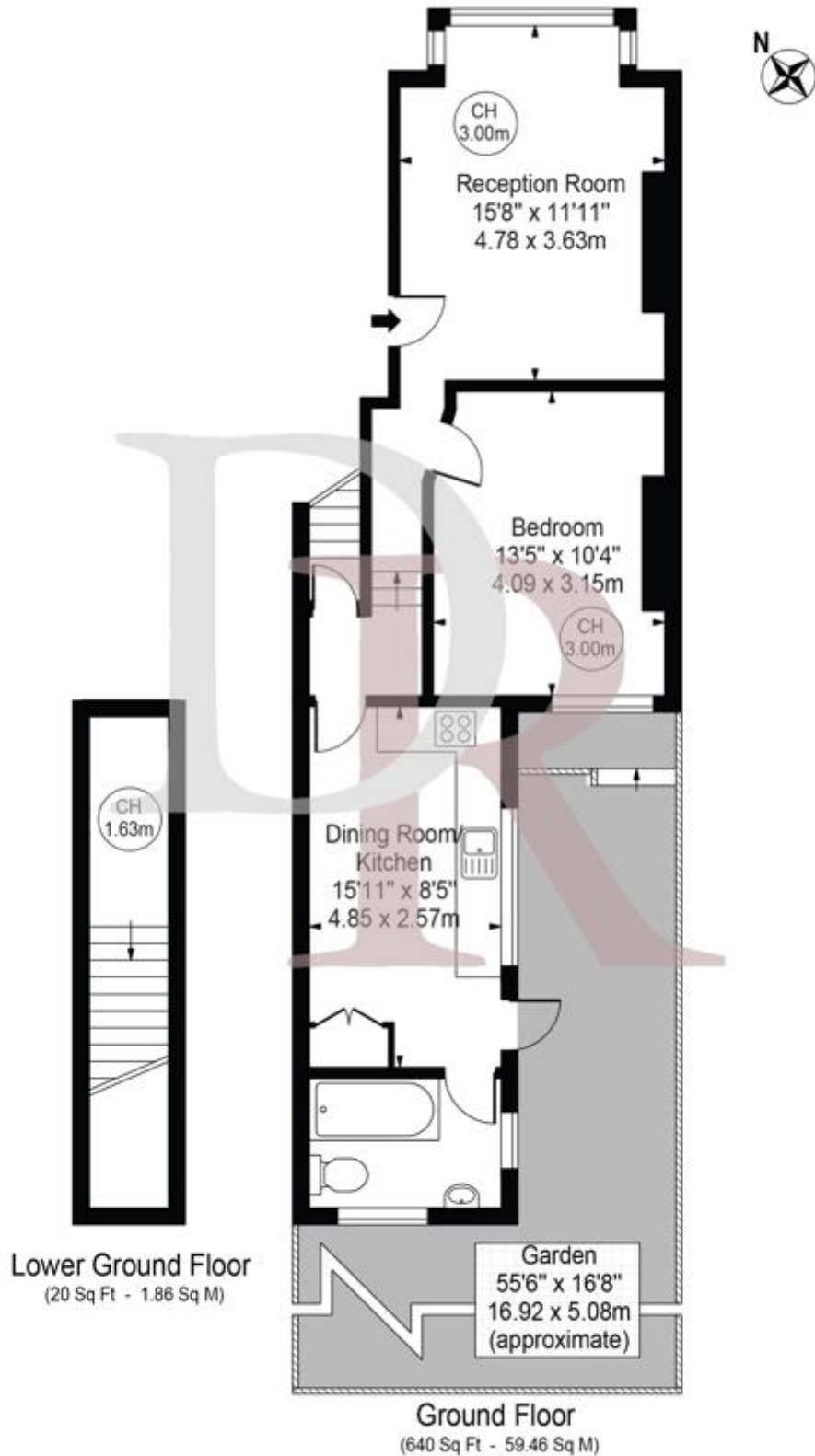


**PRIVATE GARDEN**



# Victoria Road

Approx. Gross Internal Area 660 Sq Ft - 61.32 Sq M



**For Illustration Purposes Only - Not To Scale**

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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80a Victoria Road  
LONDON  
N4 3SW

Energy rating

**E**

Valid until  
**15 October 2024**

Certificate number  
**9158-1941-6290-6654-3930**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		72   <b>c</b>
55-68	<b>D</b>		
39-54	<b>E</b>	53   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		