



Beautifully presented two double bedroom, ground floor flat set in an end of terrace period house. Property consists of a fully fitted kitchen diner, access to garden via French doors from bedroom and kitchen, shower room and reception open to kitchen. Additional features include basement with potential for extension, end of terrace with side access allowing for lots of light and a private garden with a generously sized side return. Situated on one of Stroud Green's premier roads within easy reach of vibrant Stroud Green Road and the excellent transport connections at Finsbury Park tube and Harringay rail over ground. Also close to the open space of Finsbury Park and the leafy Parkland Walk as well as good schools nearby.

**Oakfield Road, Stroud Green, London, N4 4NP**

**£625,000 Leasehold**

HOBARTS ESTATE AGENTS

23 Ferme Park Road, Stroud Green, London, N4 4DS

[stroudgreen@hobarts.co.uk](mailto:stroudgreen@hobarts.co.uk)

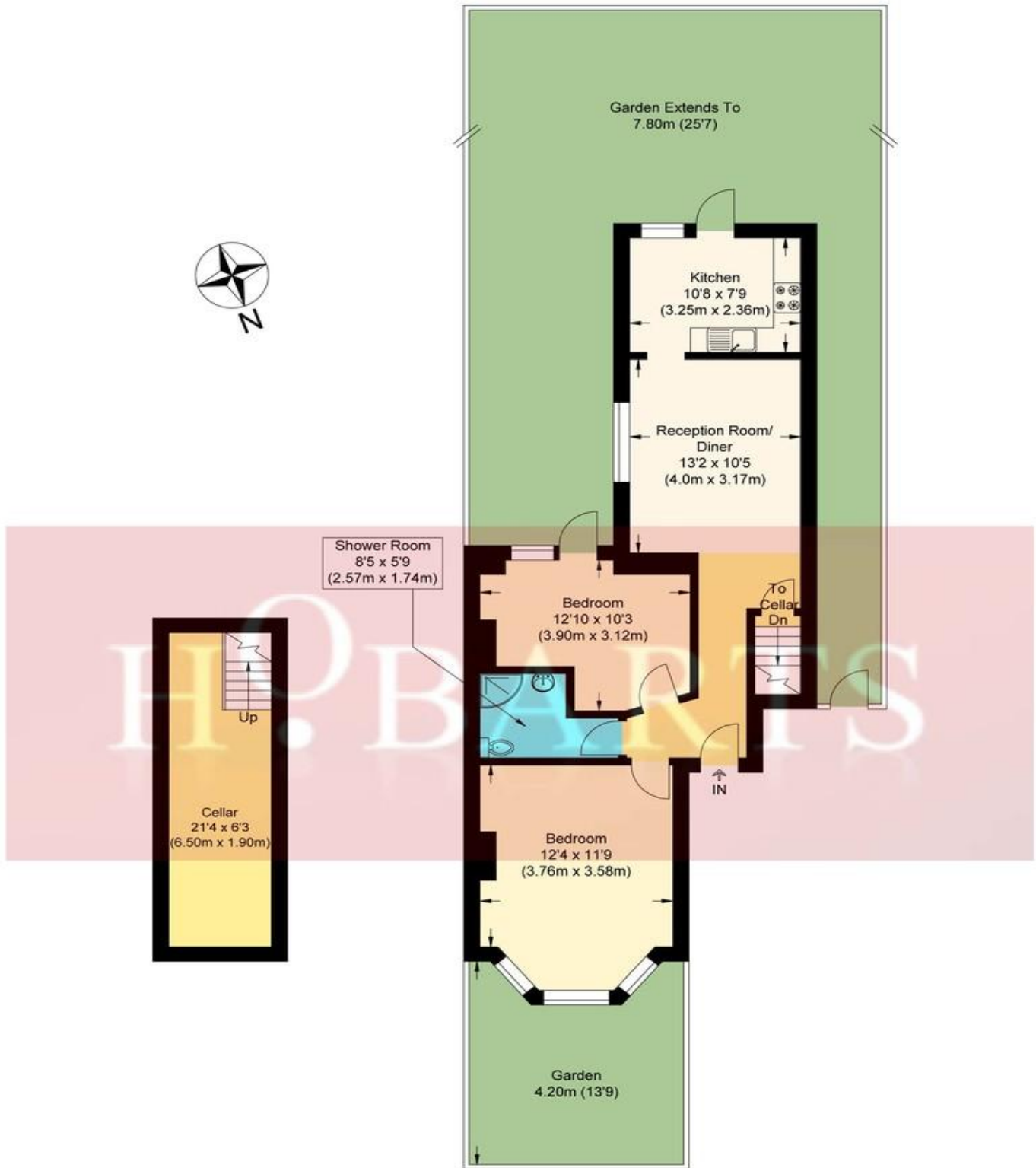
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020 8342 9000



- Two double bedrooms
- Fully fitted kitchen diner
- New boiler and electrics reconditioned 2016
- Excellent transport connections nearby at Finsbury Park tube and Haringay overground
- Good schools nearby

- Ground floor in end of terrace house
- Shower room
- Private garden with generously sized side return and side access
- Finsbury Park and Parkland Walk a walking distance away
- Chain free



**Cellar**

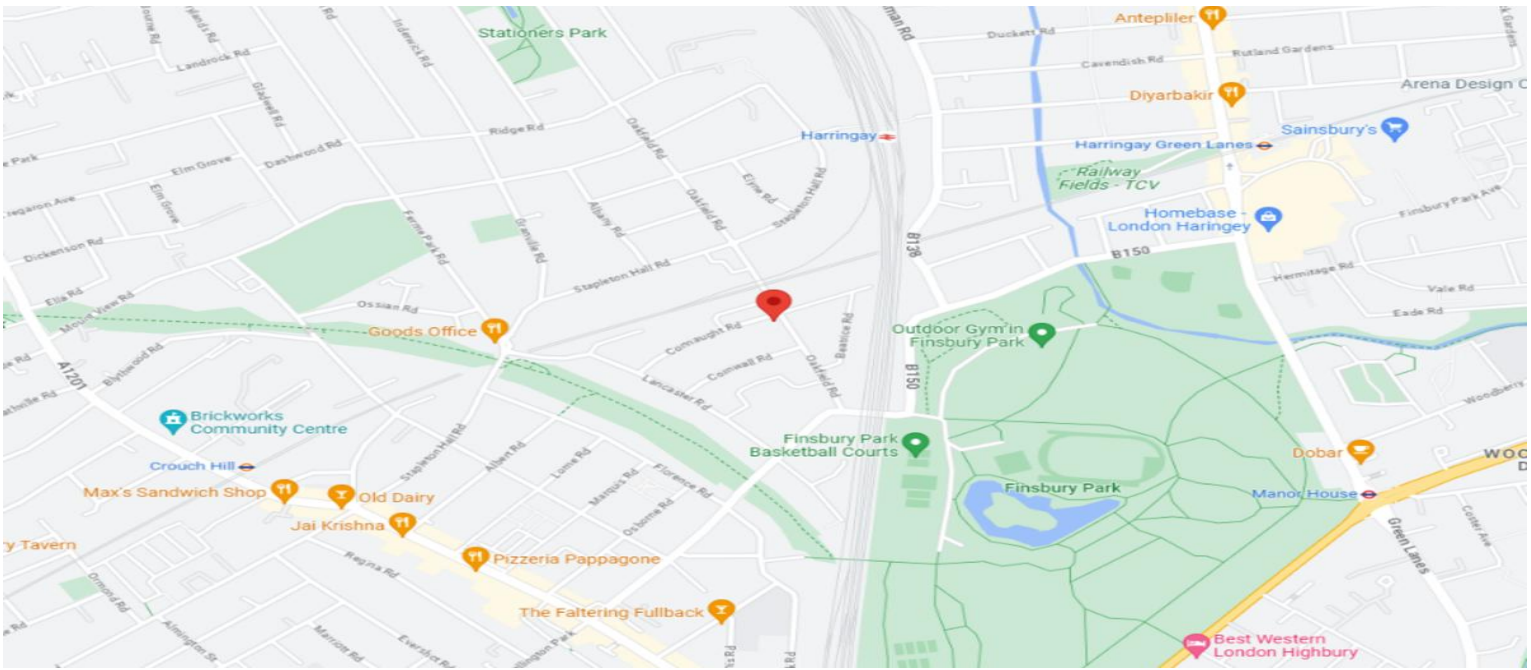
**Ground Floor**

**Oakfield Road, N4**

Approximate Gross Internal Floor Area : 60.10 sq m / 646.91 sq ft  
(Excluding Cellar)

Cellar Area : 12.30 sq m / 132.39 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		

**Tenure:**  
Leasehold (108 Years)

**Ground rent:** £150 p/a

**Service Charges:** n/a

**Local Authority:**  
Haringey Council

**Viewings:**  
Strictly by appointment via  
**HOBARTS ESTATE AGENTS**  
020 8342 9000

**Contact:**  
23 Ferme Park Road  
N4 4DS

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www.hobarts.co.uk

rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.co.uk

propertyfinder.com



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