

hotblack desiato

ESTATE AGENTS

AMBLER ROAD, N4 2QR

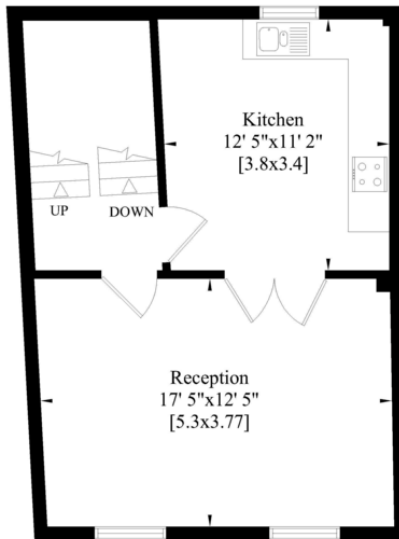
£675,000



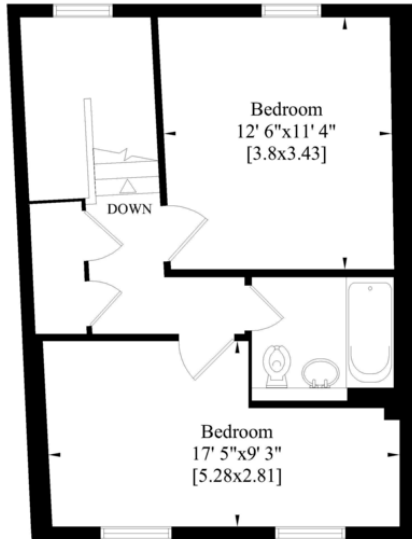
Spanning the top two floors of this three storey mid-terraced Victorian house, this cavernous apartment is offered for sale. At over 900 sq ft, this spacious maisonette has been tenanted for over a decade and offers the buyer a great opportunity to put their own mark on a large and accommodating property. The first floor offers a reception room leading on to a kitchen. Stairs lead to the second floor which offers two double bedrooms and a bathroom. Ambler Road is extremely well located for easy access to Finsbury Park station as well as an increasing and eclectic array of local amenities.

- UPPER SPLIT LEVEL MAISONETTE
- TWO BEDROOMS
- RECEPTION ROOM
- KITCHEN
- EPC - D
- BATHROOM
- Leasehold (125 Years Remaining)
- Service Charge: & of outgoings
- Ground Rent: £TBC
- Council Tax: Band E
- Approx. Sq Ft: 919 sq ft
- Rental Estimate: £475 Per Week

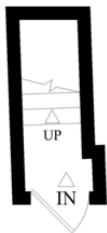




First Floor



Second Floor



Ground Floor

Ambler Road N4
Gross Internal Area:
85 Sq. metres
919 Sq. feet



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms, angles and Sq. footage are approximate within 5% accuracy. For identification purposes only. Not to be used as part of the decision to buy. You must recheck all details before purchase and only purchase when you have confirmed them. Price on application for a 90 day licence to use this plan. No appliances tested. Not to scale. C. Floorplan, EPC, Virtual Tour and Photography by www.steele.london - Email: patricia@steele.london - Tel: 07847 219401

INSIDER'S GUIDE - a perspective from the present owner



TRANSPORT LINKS

Finsbury Park (Victoria, Overground and Piccadilly) is 0.3 miles away

Islington Office
314 Upper Street
London N1 2XQ

T 020 7226 0160
E Islington.sales@hotmail.co.uk
E Islington.lettings@hotmail.co.uk

Camden Office
67 Parkway
London NW1 7PP

T 020 7482 2894
E Camden.sales@hotmail.co.uk
E Camden.lettings@hotmail.co.uk

Highbury Office
2 Highbury Park
London N5 2AB

T 020 7288 9696
E Highbury.sales@hotmail.co.uk
E Highbury.lettings@hotmail.co.uk

WWW.HOTBLACKDESIATO.CO.UK

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- 2) no representations are made in these particulars as to the property or as to whether any service or facilities are in good working order, and 3) all measurements are approximate.