



A substantial family home at the South end of this popular road

**Finsbury Park Road, London, N4**

Guide Price £2,300,000 Freehold









South end of Finsbury Park Road • On a treelined street in Brownswood Conservation area • Located near excellent transport links • Close to all local amenities • Large cellar and eaves storage • Kitchen/dining room • Large double reception room • 5 bedrooms • 3 Bathrooms • WC • Predominantly West facing garden

### Local Information

Importantly, this home is located in the Southern section of Finsbury Park Road in the Brownswood Conservation Area, It's conveniently located for all the local amenities including various shops, restaurants, bars and cafes. Local transport links include Arsenal and Finsbury Park Underground station (Piccadilly & Victoria line) and National Rail along with a great selection of bus links taking you into and around London. There are also some popular schools within close proximity to the property rated 'outstanding' by Ofsted. The open green spaces of Finsbury Park and Clissold Park can be found nearby both providing great facilities.

### About this property

This late Victorian family home is at the South end of Finsbury Park Road, close to Mountgrove Road. It provides well-proportioned and light accommodation and is in excellent condition. With beautifully proportioned rooms, arranged largely over three floors, it offers flexible use of the space. The ground floor has a fabulous double reception room with high ceilings, period fire places and double doors opening onto the West facing garden. To the rear is a separate open plan kitchen and dining room that looks onto the garden which, subject to the usual planning approval, could be opened up and extended. Over the second and third floors are five large double bedrooms, all with great proportions, and three bathrooms. The house also offers plenty of storage with a huge cellar across the basement and large amount of eaves storage.





**Tenure**

Freehold

**Local Authority**

Hackney

**Council Tax**

Band = F

**Energy Performance**

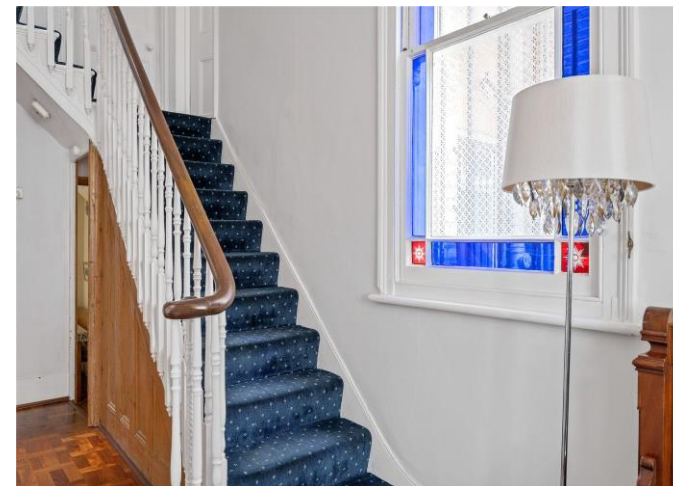
EPC Rating = E

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.

Telephone:

+44 (0) 207 226 1313.



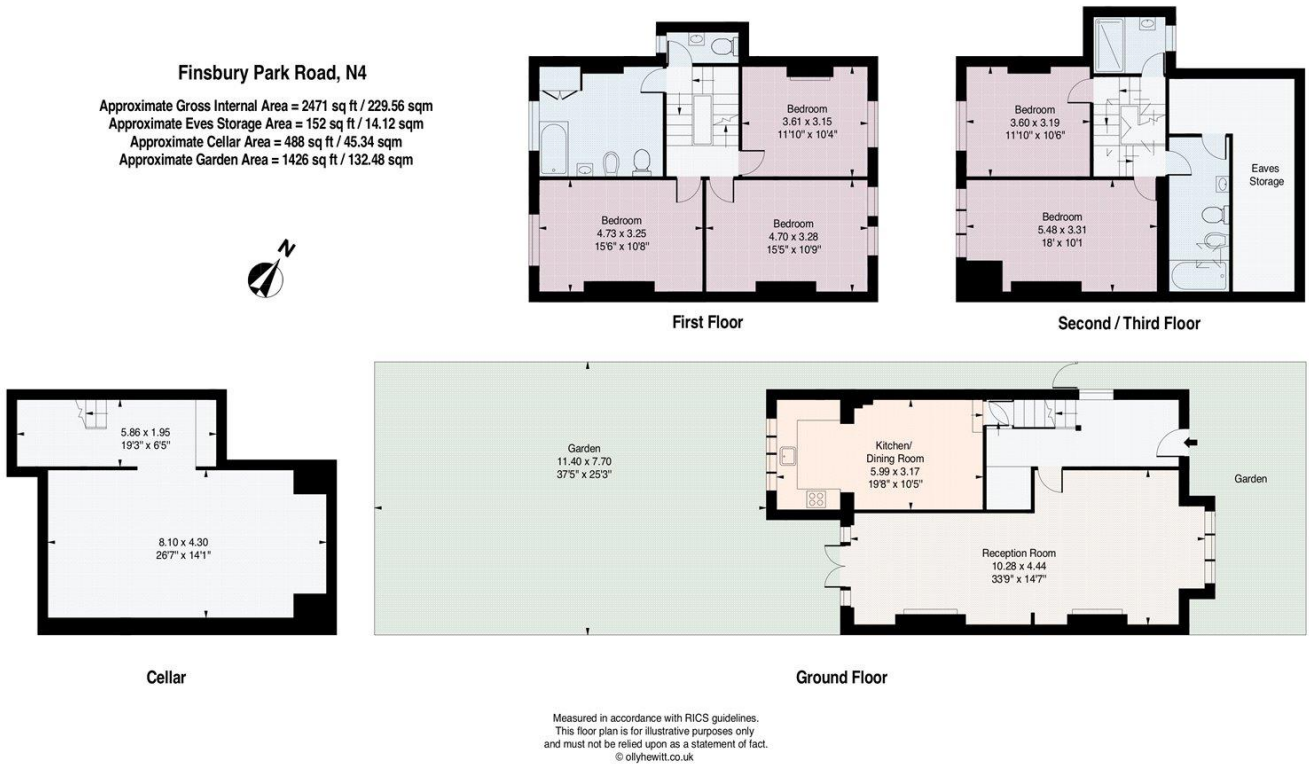




Finsbury Park Road, London, N4  
Gross Internal Area 2471 sq ft, 229.6 m<sup>2</sup>



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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