

**Alexandra Grove, London, N4**

**Asking Price £450,000**



# Alexandra Grove, London, N4

## DESCRIPTION

Available chain free, this well-presented one bedroom ground floor period conversion offers approximately 425 sq. ft. (39.5 sq. m.) of accommodation, complete with a private patio garden.

The property features a stylish open-plan kitchen and reception room, creating an excellent living and entertaining space. Large sash windows to the front provide an abundance of natural light, while the contemporary fitted kitchen offers excellent storage and workspace.

To the rear is a generous double bedroom with direct access to the private patio garden. The accommodation is completed by a modern bathroom finished to a contemporary standard.

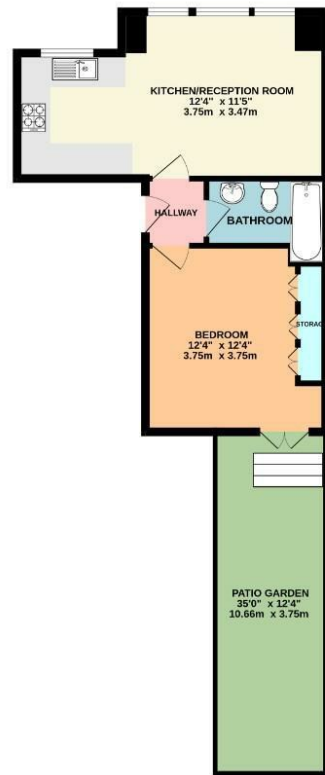
Further benefits include high ceilings, built-in storage and a sought-after ground floor position.

Alexandra Grove is a popular residential turning ideally positioned within easy reach of Finsbury Park, Highbury and Stoke Newington, offering an excellent selection of cafés, restaurants, shops and green spaces. Transport links are superb, with Finsbury Park Station providing Victoria, Piccadilly and National Rail services, while Arsenal and Manor House Underground stations are also nearby.





GROUND FLOOR  
425 sq. ft. (39.5 sq. m.) approx.



ALEXANDRA GROVE N4

TOTAL FLOOR AREA: 425 sq. ft. (39.5 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

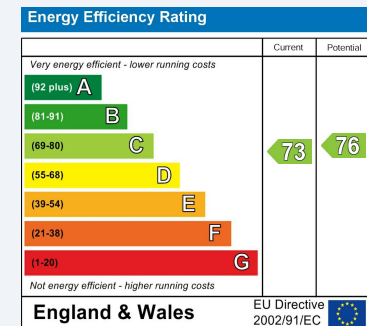
Please contact [StokeNewington@hunters.com](mailto:StokeNewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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