



Alexandra Grove, , London, N4 2LF

- One Double Bedroom apartment
- Sought after residential turning
- Long lease
- Access to Finsbury Park and Clissold Park
- Separate Kitchen
- Period Conversion
- Sold Chain Free
- Equidistant to Manor House and Finsbury Park transport links

Price £400,000



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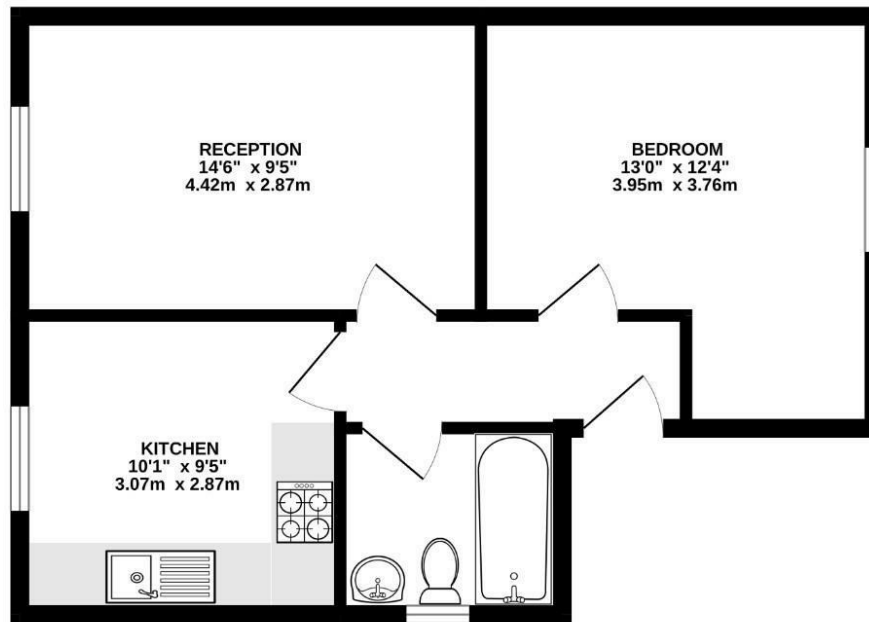
DESCRIPTION

A beautifully presented, one double bedroom apartment, set within a semi-detached Victorian building in N4. Set on the first floor, accommodation comprises of a entrance hallway, living room and a separate kitchen. Further, there is a double bedroom and bathroom.

Ideally located between Manor House and Finsbury Park (Piccadilly & Victoria Lines, Zone 2), the property is superbly connected. Finsbury Park Station, one of the best transport hubs in Zone 2, provides excellent links to the West End, Old Street, and the City, making commuting a breeze. The trendy spots of Stoke Newington Church Street and Highbury Barn are just a short walk away, adding to the appeal of this well-positioned home. Surrounded by the green open spaces of Finsbury Park, Clissold Park, and Gillespie Park and sold chain free.



FIRST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 448 sq.ft. (41.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 availability or efficiency can be given.
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Viewings

Please contact Hunters.ManagementStokeNewington@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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.