



## Adolphus Road, London

- One bedroom period conversion
- 405 sq.ft of internal accommodation
- 999 year lease
- Newly converted
- Ideally located for Finsbury Park & Manor House transport links
- Sold Chain Free

**Price £425,000**

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# Adolphus Road, London

## DESCRIPTION

\*\*\* £250 LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER. \*\*\*

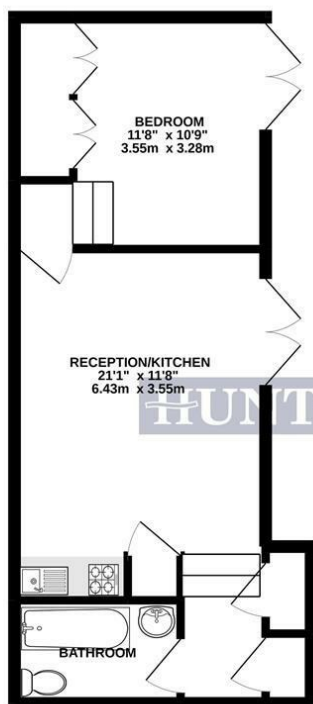
Available chain free, this stunning one bedroom newly converted period conversion is situated on the lower ground floor of an imposing Victorian building and boasts over 400 sq. ft. of accommodation, the apartment enjoys, an excellent location and benefits from a shared freehold. The property comprises, large open plan kitchen/reception room into bay window, master bedroom and modern bathroom and ample storage.

Adolphus Road is a quiet residential street located moments from the many bars, restaurants and coffee houses of Finsbury Park within close proximity of the wide open space of the stunning Clissold & Finsbury Parks. Transport links include Finsbury Park Station (National Rail, Thameslink, Piccadilly & Victoria Lines) and a variety of Bus routes into The City & West End.





LOWER GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1 BEDROOM APARTMENT

TOTAL FLOOR AREA: 405 sq.ft. (37.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 operability or efficiency can be given.  
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## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

## Viewing

Please contact our Hunters Stoke Newington Office on 0207 2497 499 if you wish to arrange a viewing appointment for this property or require further information.

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