



Addington Road, N4

£1,350,000

Freehold

Castles



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A magnificent opportunity to purchase this unique, four-bedroom, end-of-terrace, period family home with detached garage, offered with no onward chain. Requiring structural attention and refurbishment, this character filled, charming home is set on a tranquil turning within Stroud Green conservation area, equidistant between Crouch End and Finsbury Park with a host of desired amenities.

The property (suitable to cash buyers or development loan finance buyers only) offers an exciting opportunity to create own preferences with the added benefit of developing the garage (STPP). Further comprising two-receptions, two-bathrooms, utility room, guest w.c., cellar, southerly-facing garden and side access.

Addington Road offers excellent rail access to The City, from Haringay Station, being just a five-minute walk away and close to St Aidan's school and Parkland Walk.

An early viewing is advised.

Local Authority: Haringey
Council Tax band: F

EPC Rating: E
Current: 47/E Potential: 83/B

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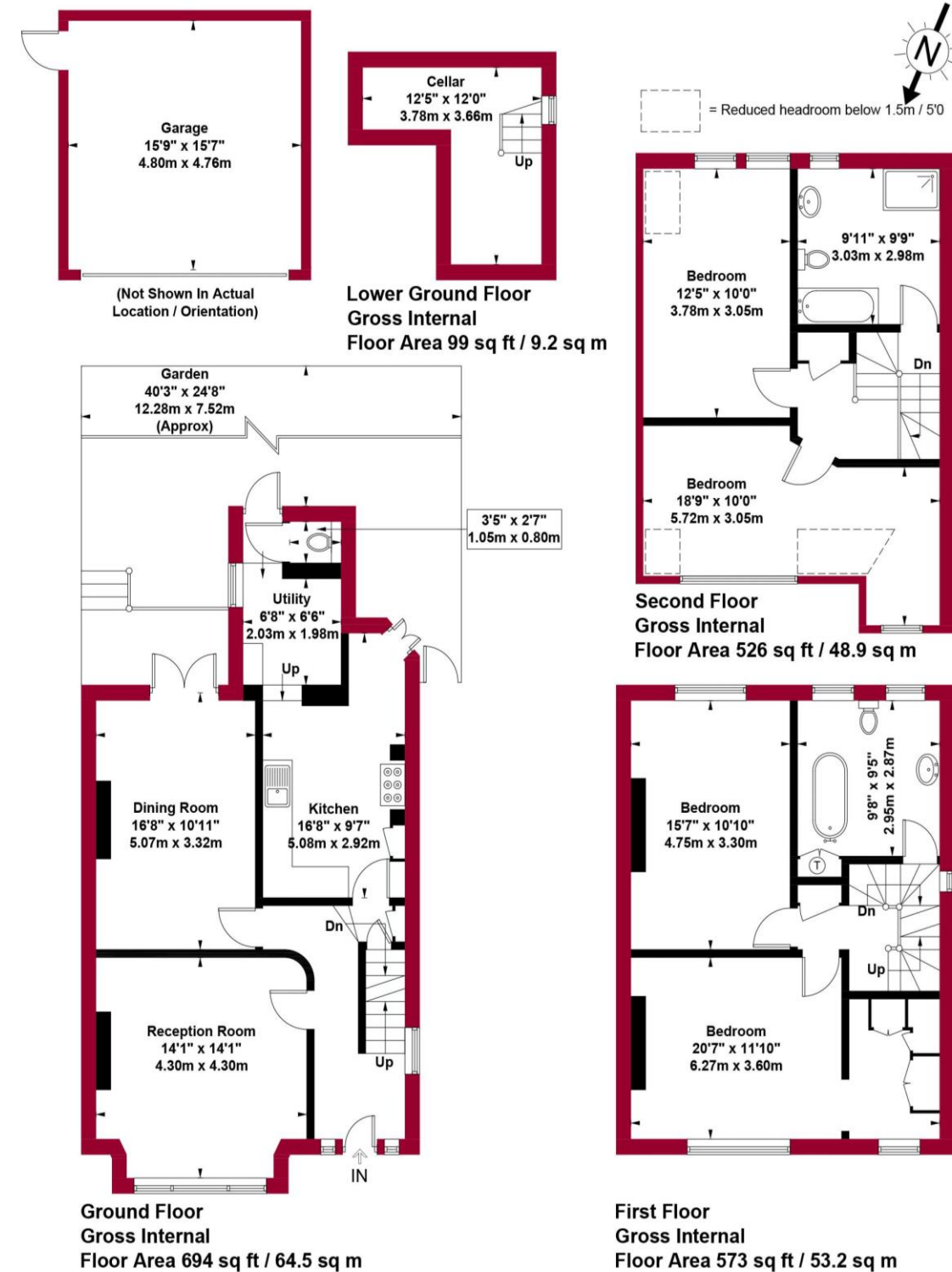
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Addington Road, N4 Approximate Gross Internal Area = 2138 sq ft / 198.6 sq m

Restricted Height = 33 sq ft / 3.1 sq m

Cellar = 99 sq ft / 9.2 sq m

Garage = 245 sq ft / 22.8 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



AN OVERVIEW OF FINSBURY PARK AND STROUD GREEN

FINSBURY PARK/STROUD GREEN

In 2003 Stroud Green was designated as a Conservation Area. Stroud Green is regarded as an area of "special character or historic interest. The late 19th-century residential development in Stroud Green represents Haringey's most diverse examples of Victorian domestic architecture concentrated in any one area. The triangular area of Finsbury Park enclosed by Stroud Green Road and the Haringey/Islington border to the south and west, Mount View Road to the north, and the railway line to the east, includes a significant variety of 19th-century house types. These range from elegantly crafted artisans cottages to Gothic-revival and Italianate-renewal terraces, to Queen Anne style semi-detached houses.

TRANSPORT

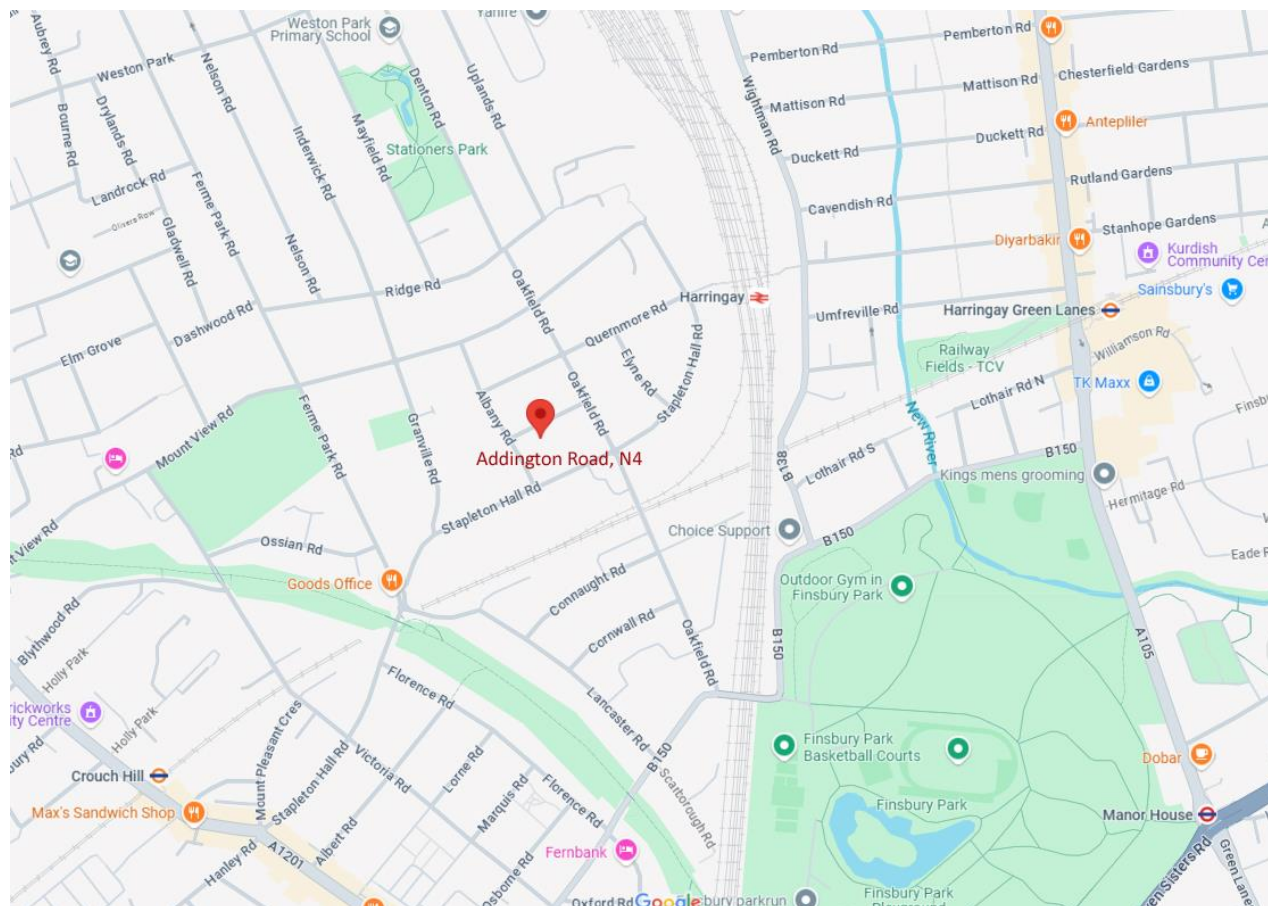
Finsbury Park Station offers regular underground services on the Piccadilly and the Victoria Lines. It also offers overground train services to Moorgate (12 mins) and to the north there are services to Hertfordshire and Cambridgeshire coming from Kings Cross Station. There are buses that link the area with Victoria and other places in Central and North London.

ABOUT FINSBURY PARK

Finsbury Park is a 46 hectare (115 acre) public park in the London Borough of Haringey. Officially part of the London area of Haringey, it is also adjacent to Stroud Green, the Finsbury Park district and Manor House. It was one of the first of the great London parks laid out in the Victorian era. The park provides a large green space in central north London. It has a mix of open ground, formal gardens, avenues of mature trees and an arboretum area with a mix of more unusual trees. There is also a lake, a children's play area, a cafe and an art exhibition space. The stretch of Seven Sisters Road running past Finsbury Park is open to the park on the west side, and on the east side are large Victorian villas now mainly used as hotels.

SHOPPING AND LEISURE

Stroud Green Road and Green Lane offer various independent restaurants and shops including some great late opening Deli's and pubs. Music occurs outside at Finsbury Park, which has been a popular venue for festivals and large scale gigs. The park also offers a quite retreat from the city, with a lake, gardens, athletics training fields and other sports facilities. For those who prefer to play indoors, the extensive Sobell Sports Centre is on hand. Furthermore, Islington and Crouch End's amenities are only a short bus ride away.



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