



72a Blackstock Road, Finsbury Park, London, N4 2DR

£499,000

- Arsenal Tube
- Close to Local Bars and Shops
- Finsbury Park Tube
- Private Garden

# 72a Blackstock Road, Finsbury Park N4 2DR

Beautifully laid out and well appointed, Alwyne Estates are delighted to present this ground floor converted flat within a fine Victorian end of terrace house, offered chain-free and comprising a good sized double bedroom, bright and airy living room, a recently renovated modern kitchen/diner, bathroom & WC, downstairs storage space as well as sole use of a secluded, private rear garden. The front space provides bin storage and has recently been refurbished.

Situated in a sought after location between Finsbury Park & Highbury this property lies close to the junction with Ambler Road just a few minutes walk from Finsbury Park Mainline & Underground Station providing easy access to the City & West End and close to local shops, bars, and restaurants.

The property will be sold with a share of freehold.

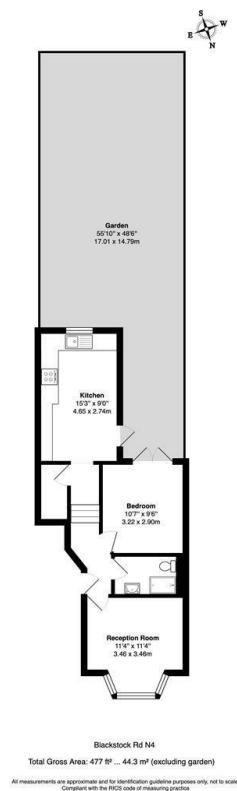
The underlying lease has approximately 995 years unexpired.



Council Tax Band: C







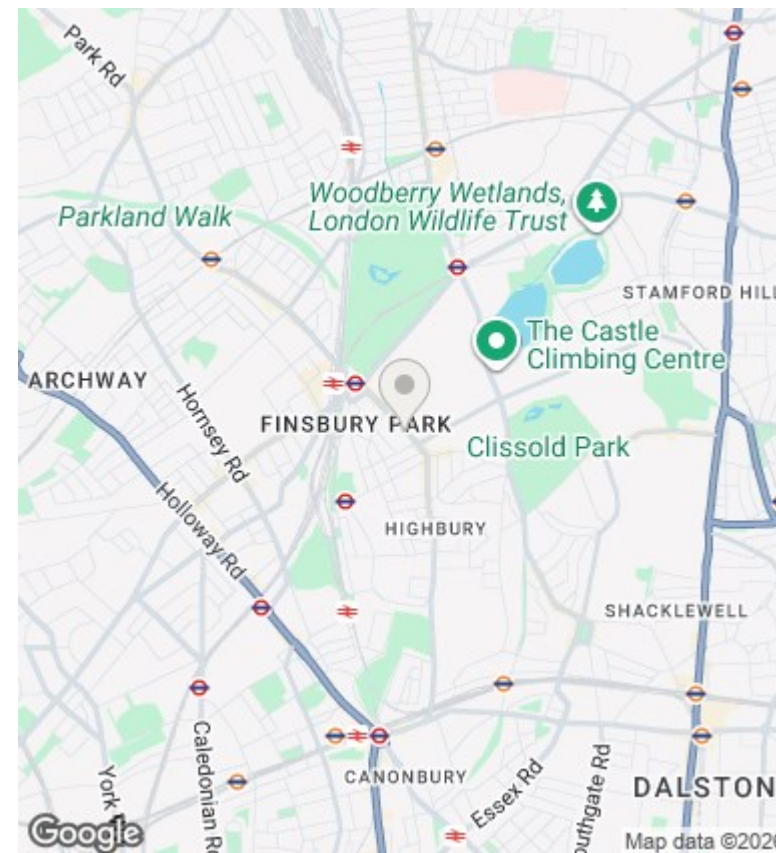
## Directions

## Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

## Council Tax Band

C



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>	66	73
(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	

### Full description

Beautifully laid out and well appointed, Alwyne Estates are delighted to present this ground floor converted flat within a fine Victorian end of terrace house, offered chain-free and comprising a good sized double bedroom, bright and airy living room, a recently renovated modern kitchen/diner, bathroom & WC, understairs storage space as well as sole use of a secluded, private rear garden. The front space provides bin storage and has recently been refurbished.

Situated in a sought after location between Finsbury Park & Highbury this property lies close to the junction with Ambler Road just a few minutes walk from Finsbury Park Mainline & Underground Station providing easy access to the City & West End and close to local shops, bars, and restaurants.

The property will be sold with a share of freehold.

The underlying lease has approximately 995 years unexpired.

Service charge £0 although there is an annual contribution to Buildings Insurance which is £350 pa

Ground rent £0

Price £499,000

LB Islington

