

ASKING PRICE

£525,000

Yonge Park

London, N4 3NU



## PROPERTY SUMMARY

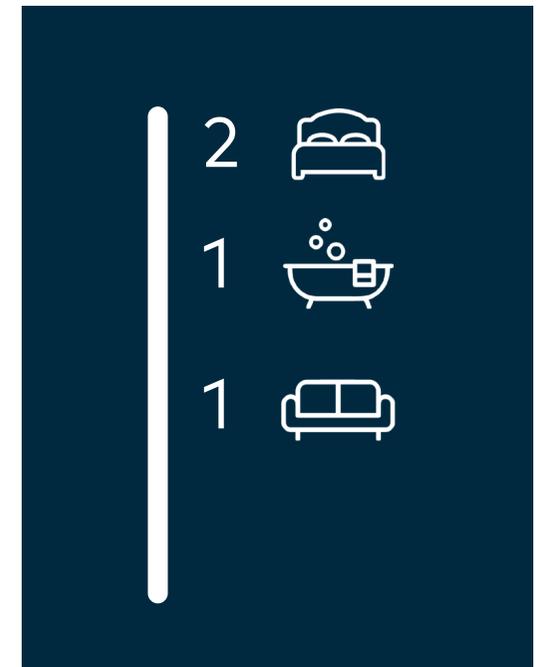
Nestled in the sought-after Yonge Park area, this charming Victorian garden flat beautifully combines period character with modern living. Offering approximately 660 sq ft of well-proportioned accommodation, the ground floor property comprises two generous double bedrooms and an impressive 26ft reception room, providing ample space for both relaxing and entertaining.

The flat has been thoughtfully updated and is offered with a brand new 125-year lease, presenting an excellent opportunity for first-time buyers, downsizers, or investors alike.

Ideally positioned just 0.2 miles from Finsbury Park Station, the property benefits from superb transport connections including the Victoria and Piccadilly lines, as well as Great Northern and Thameslink services, ensuring swift access across London and beyond.

The area is renowned for its abundance of green space, with Gillespie Park, Isledon Gardens and Finsbury Park all close by. Residents can enjoy open lawns, a boating lake, café facilities and children's play areas, perfect for outdoor leisure. A vibrant selection of independent cafés, restaurants and traditional pubs are within easy reach, including the ever-popular The Tollington Arms, while the renowned Emirates Stadium is just moments away.

Offering character, space and an unbeatable location, this superb flat presents a fantastic opportunity to secure a stylish home in one of North London's most well-connected and dynamic neighbourhoods.





## Yonge Park N4

Approx. Gross Internal Area 643 Sq Ft - 59.73 Sq M  
 Approx. Gross Store Area 15 Sq Ft - 1.39 Sq M



### Lower Ground Floor

Floor Area 643 Sq Ft - 59.73 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
 lpaaplus.com

Date: 26/2/2026

## LOCAL AUTHORITY

## TENURE

Leasehold

## EPC RATING

C

## COUNCIL TAX BAND

D

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

**Christopher Mark**  
 ESTATE AGENTS

### OFFICE ADDRESS

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### OFFICE DETAILS

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