# Wilkinsonbyrne Residential Sales | Lettings & Management





#### Eade Road, N4 1DH

### £429,995 LEASEHOLD

A stunning one bedroom split level top floor Victorian conversion, located on a desirable residential turning, moments from the green open space of Finsbury Park. Occupying over 600 Sq Ft of living space, the property has recently been refurbished to a high standard providing a flair of sophistication and style throughout. Benefits including a stunning reception room with access to a private balcony which offers pictures que views, contemporary kitchen/diner, one double bedroom and stylish bathroom. Conveniently located for the bars and restaurants of Stroud Green and Green Lanes, Harringay and fantastic transport links all within short walking distance via Finsbury Park station (Victoria Line, Piccadilly Line and National Rail), Manor House Tube station (Piccadilly Line) and Harringay Green Lanes Overground station.

T: 0208 888 0022 E: turnpikelane@wilkinsonbyrne.com W: www.wilkinsonbyrne.com

The Property Ombudsman The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has no tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not cight of the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne re unable to confirm that the relevant Planning Permission and or Building Regulation Approval has been obtained where any structural alterations have occurred. buyer is advised to obtain verification from their solitors or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposed only and do not depict what is included in the sale. All measurements are taken using a sonic tapp, are approximate and for guidence only.

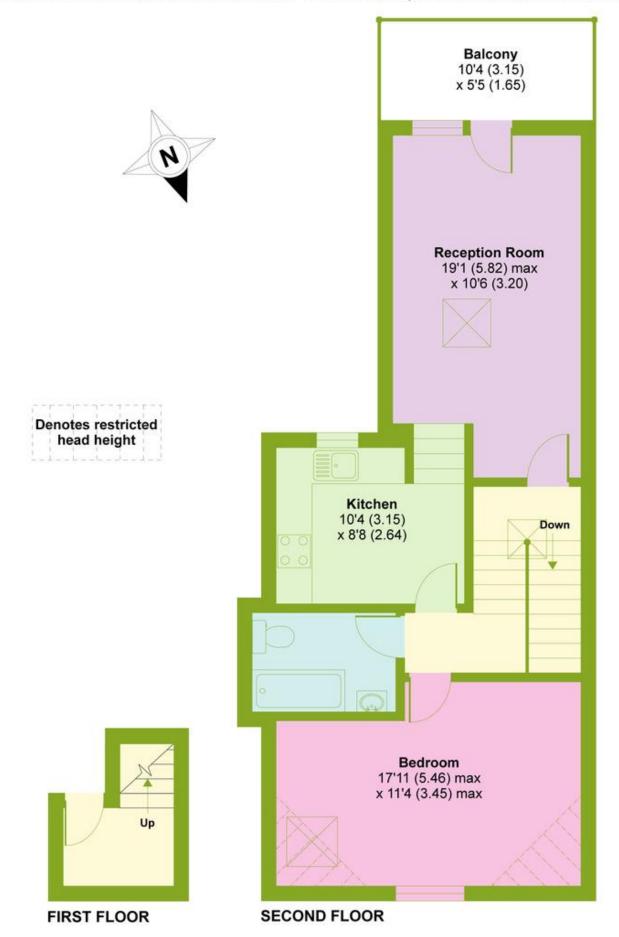




These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Eade Road, London, N4

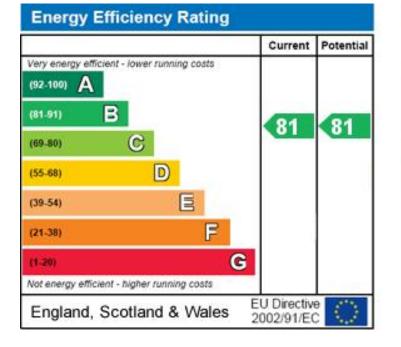
APPROX. GROSS INTERNAL FLOOR AREA 614 SQ FT 57 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

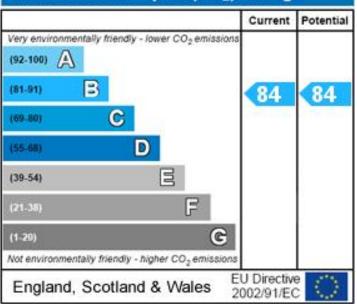




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.







Bounds Green Office 3 Latham Court Brownlow Road London N11 2ES 0208 - 365 - 8900 boundsgreen@wilkinsonbyrne.com Turnpike Lane Office 8 Turnpike Parade Green Lanes London N15 3EA 0208 - 888 - 0022 turnpikelane@wilkinsonbyrne.com

#### Environmental Impact (CO<sub>2</sub>) Rating