



Julian Reid

Flat 1, 34 Wilberforce Road, London, N4 2SR

Bright and well proportioned two bedroom flat with garden and possibility of basement development to create a further, separate two bedroom unit just a short walk to Finsbury Park station

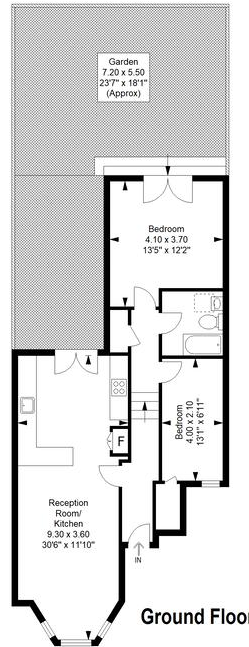
julianreid.co.uk

Guide Price £740,000
Leasehold

- **2 Bedrooms**
- **Council Tax Band:**
- **EPC Rating: C**
- **Development Potential**
- **Large open-plan Living space**

Bright and freshly decorated two bedroom flat arranged on the ground floor of this fine, late Victorian end terraced house. Large open-plan living space with a well equipped kitchen, two bedrooms and modern bathroom. The flat also has the potential to create a further separate 2 bedroom flat in the basement. Planning permission has previously been granted (2013). The property also enjoys access onto a private, west facing rear garden. Wilberforce Road is extremely well located within a few minutes walk of Finsbury Park station and therefore easily accessible to underground and National Rail links along with the many interesting shops, bars and restaurants that this convenient area of London has to offer. Chain free. The sale is subject to a court order. Best offers will be accepted no later than 4.00 pm on 24/07/25





JULIAN REID SPECIAL DISCLAIMER:-
For Illustration Purposes Only - Not To Scale
Floor plan For Julian Reid

Wilberforce Road, N4

Approximate Gross Internal Area

Ground Floor = 728 sq ft / 67.63 sq m

Total = 728 sq ft / 67.63 sq m



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