

Julian Reid



Flat 6 Alcock House, Queens Drive, London, N4 2TB

Bright and very spacious one bedroom top floor flat within this attractive 1920's mansion block on a prominent location with views onto Clissold Park

julianreid.co.uk

Guide Price £395,000
Leasehold

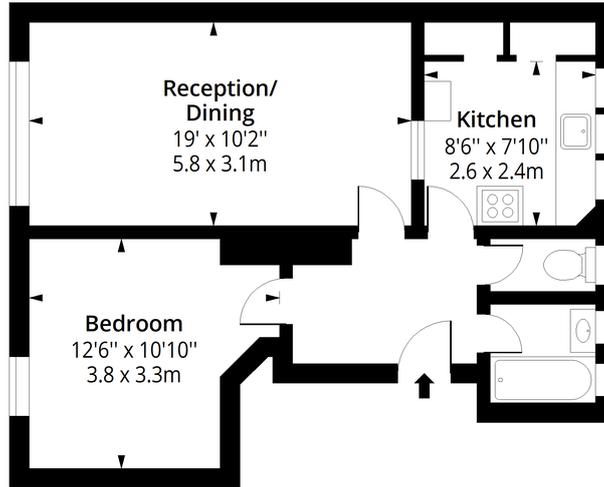
- **Excellent location**
- **Council Tax Band: C**
- **EPC Rating: D**
- **Views onto Clissold Park**
- **Large Reception room**

Arranged on the top floor of this fine, 1920's building, a very light and spacious one-bedroom flat with views onto Clissold Park. The accommodation is very well proportioned with a large Reception room and a well equipped separate kitchen. There is good sized double bedroom, bathroom, and separate wc. The flat benefits from extra storage in the basement, and the block is set within well-maintained communal gardens. Located just off Green Lanes and opposite Clissold Park, within Brownswood Conservation area. The property is easily accessible to all the shops, bars, and restaurants of Highbury, Finsbury Park and Stoke Newington. Annual service charge of £3340, £100 ground rent and 190 unexpired Leasehold



Alcock House, N4

Approx. Gross Internal Area 538 Sq Ft - 49.98 Sq M



Third Floor

Floor Area 538 Sq Ft - 49.98 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.

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Date: 18/4/2025

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