



Finsbury Park Sales, 8 Blackstock Road, London N4 2DL

T 020 7704 5788 E finsburysales@ludlowthompson.com W www.ludlowthompson.com

## PRINCESS CRESCENT FINSBURY PARK



**SOLD**

**REF: 2788280**

### **1 Bed, Conversion Apartment, Permit Parking**

Approx 54 sq m / 590sq ft. - Low service charges - High ceilings - Chain free - Excellent transport links - Victorian conversion

Offered with no onward chain. The bright first floor apartment boasts period charm and features. Situated in Princess Crescent, one of the most sought-after streets in the area. Comprising beautiful reception with enormous window, high ceilings and a magnificent fireplace, large master bedroom facing a lovely garden, modern fitted kitchen and a bright bathroom with bath and shower. A popular residential road in the heart of Finsbury Park only a short walk from the Piccadilly Line, Victoria Li... [continued below](#)

**Train/Tube** - Finsbury Park, Manor House, Arsenal, Harringay Green Lanes

**Local Authority/Council Tax** - Hackney

**Tenure** - Leasehold

**ludlowthompson**



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# PRINCESS CRESCENT FINSBURY PARK



Living room



Bedroom



Kitchen



Bathroom



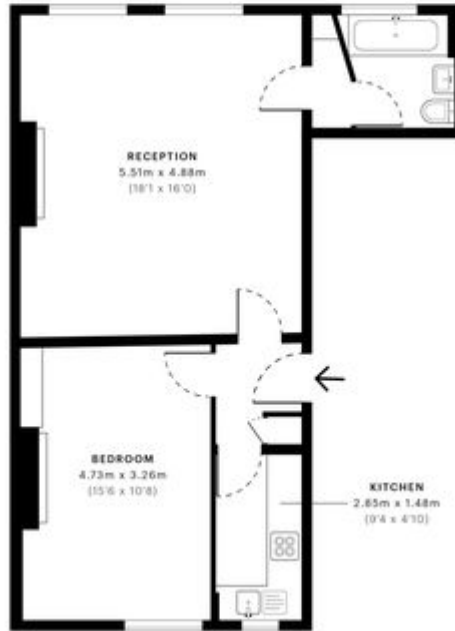
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# PRINCESS CRESCENT FINSBURY PARK



**ludlowthompson** Princess Crescent, N4 GROSS INTERNAL AREA  
 CAPTURE DATE: 10/04/2021 LAYER SEVERITY: 1,894,330 54.98 sqm / 591.80 sqft



— First Floor

GROSS INTERNAL AREA (GIA) The total area of the property. 54.98 sqm / 591.80 sqft	NET INTERNAL AREA (NIA) Excludes walls and structural features. Includes utility, unenclosed balconies. 51.80 sqm / 558.54 sqft	STRUCTURAL FLOOR AREA (SFA) Excludes utility, corridors etc. 0.00 sqm / 0.00 sqft	BALCONY AREA (BA) Excludes utility, corridors etc. 0.00 sqm / 0.00 sqft
		Specs Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and graphics are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurement captured in the scan.	

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Comprising beautiful reception with enormous window, high ceilings and a magnificent fireplace, large master bedroom facing a lovely garden, modern fitted kitchen and a bright bathroom with bath and shower.

A popular residential road in the heart of Finsbury Park only a short walk from the Piccadilly Line, Victoria Line and National Rail Lines at Finsbury Park Station and Manor House Underground Station.

Local amenities including Finsbury Park and Clissold Park, and lots of supermarkets, restaurants and bars can be found in nearby Finsbury Park, Highbury and Stoke Newington.

Please call 020 7704 5766 arrange your viewing.

## Tenure Details

Tenure - Leasehold

Lease Length - 94 years

Ground Rent - £9 per year

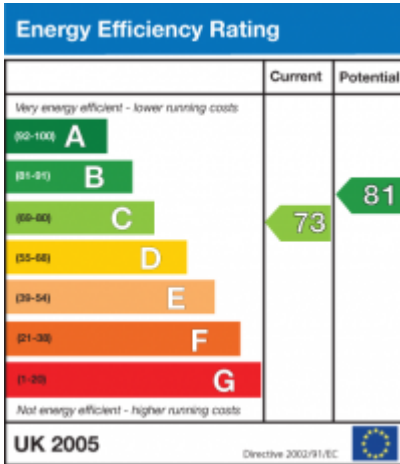
Service Charges - £400 per year



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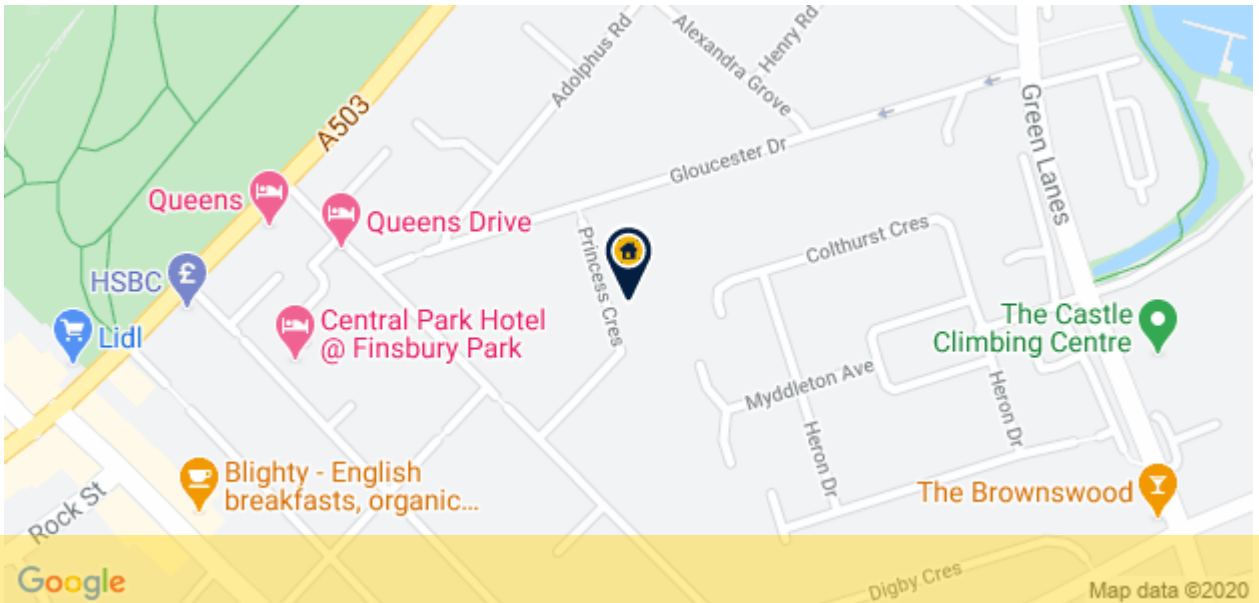




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# PRINCESS CRESCENT FINSBURY PARK



CALL 020 7704 5788

REF: 2788280

## When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Finsbury Park Sales Office quoting 2788280

## DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

## PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.