



Berriman Road

London, N7

Asking Price £800,000

An unmodernised house within close proximity to the fantastic amenities of Finsbury Park. Set over three floors, the home features a double reception room leading to a large kitchen, three well-proportioned bedrooms and a generous rear garden with a shed. The property requires extensive renovation throughout making it an ideal project for buyers looking to create a bespoke home. There is also potential to extend, subject to the necessary planning permissions (STPP).



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London, N7

- Refurbishment Opportunity
- Three Bedrooms
- Excellent Location
- Potential To Extend (STPP)
- Chain Free



Berriman Road is a very central location and is situated in a quiet enclave in close proximity to Finsbury Park. The area offers fantastic transport links and a vast array of shops, cafes and restaurants. The green open space of Finsbury Park is nearby as is the excellent Sobell leisure centre.

Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: Islington Council
Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

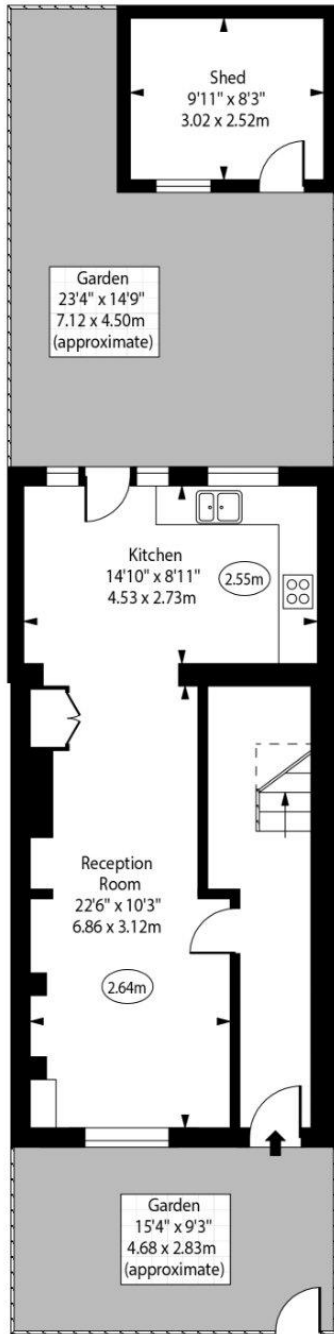
Chestertons Camden & Kentish Town Sales

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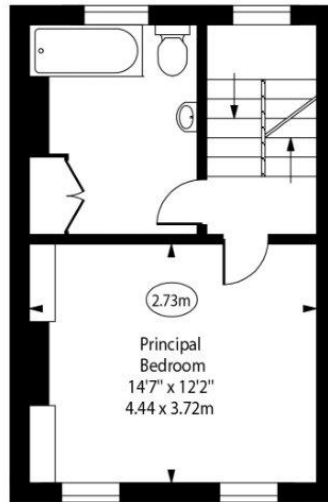


○ - Ceiling Height



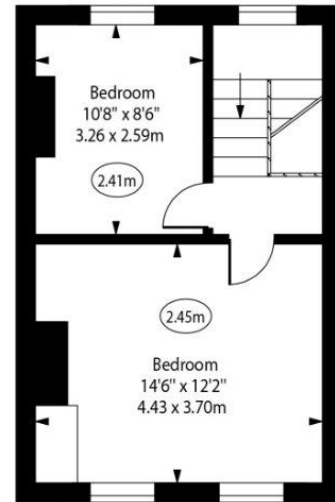
Ground Floor

Gross Internal Area - 472 Sq Ft - 43.85 Sq M



First Floor

Gross Internal Area - 340 Sq Ft - 31.60 Sq M



Second Floor

Gross Internal Area - 340 Sq Ft - 31.60 Sq M

Approx Gross Internal Area 1152 Sq Ft - 107.02 Sq M
(Excluding Shed)

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.
www.goldlens.co.uk
Ref. No. 027782R

