



OFFERS IN EXCESS OF

**£295,000**

**Oakfield Road**

London, N4 4QH



Guide Price: £340,000 - £360,000

Set within the top 2 floors of a beautiful period conversion in Strout Green.

The property features a good size bedroom, access to large private balcony and stairs leading to top floor set in the eaves.

The top floor features a large storage cupboard, modern fitted bathroom and a contemporary open plan kitchen to reception room.

This residential street offers a mix of period homes and modern developments, with a friendly community atmosphere. It's a short walk from Finsbury Park Underground and Crouch Hill Mainland station (just 3 stops to Hampstead Heath) providing excellent transport links. Nearby, residents enjoy the open spaces of Finsbury Park, a range of local shops, cafes, and restaurants, as well as easy access to the cultural hubs of Stroud Green Road and Haringey.

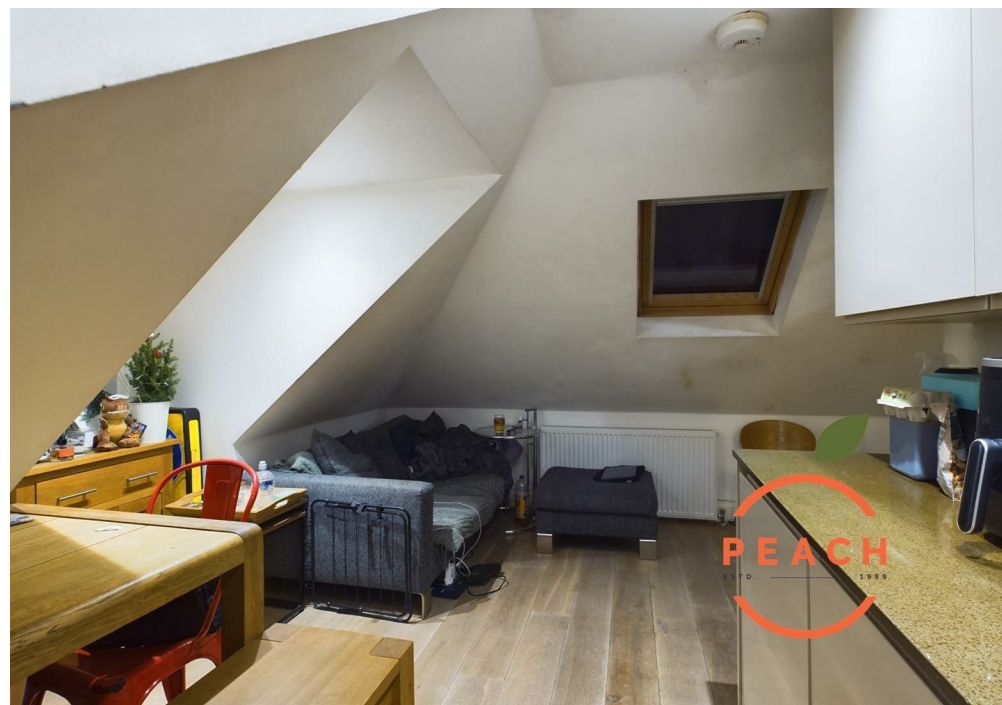
Offered on a chain free basis.

Service Charge: £500 per annum

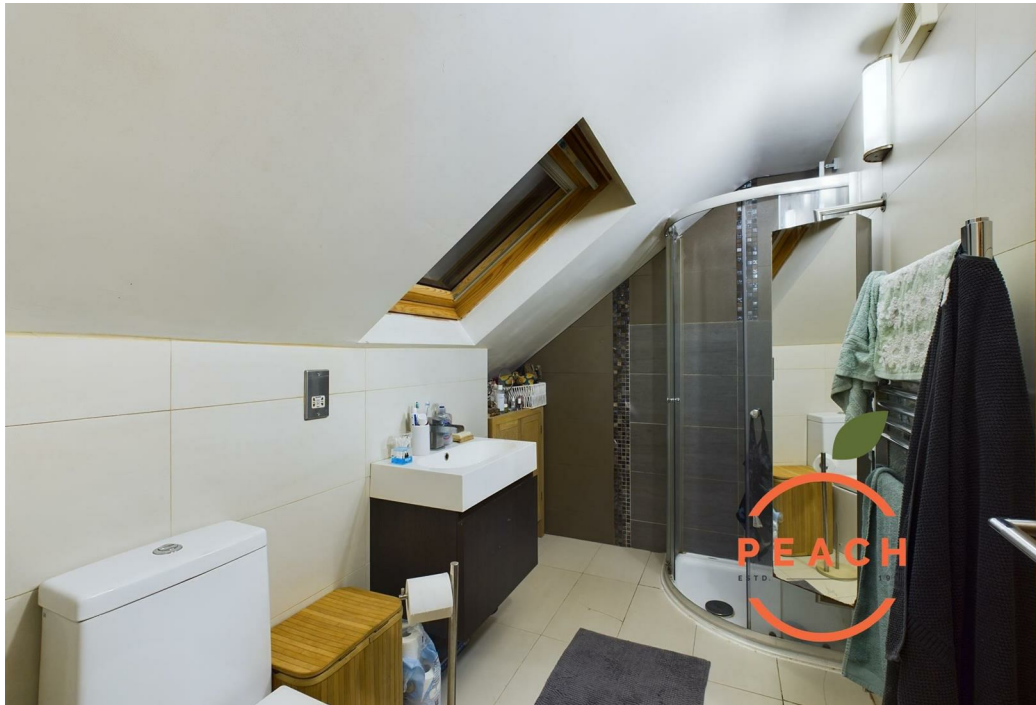
Ground Rent: £100 per annum

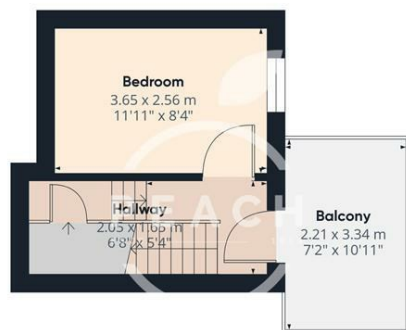
Leasehold: 114 years remaining

Council Tax: Band C









Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

37.38 m<sup>2</sup>  
402.37 ft<sup>2</sup>

**Balconies and terraces**

7.36 m<sup>2</sup>  
79.22 ft<sup>2</sup>

**Reduced headroom**

8.86 m<sup>2</sup>  
95.32 ft<sup>2</sup>

(1) Excluding balconies and terraces

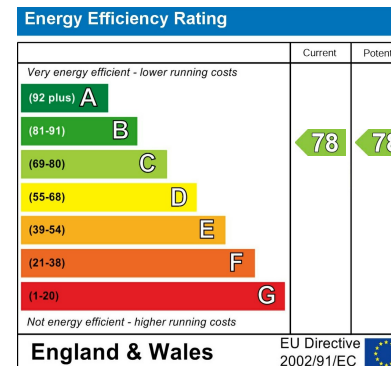
**Reduced headroom**

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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