A three-story terraced house with a light-colored, textured facade. The house features a prominent white bay window on the ground floor, a blue door with a white surround, and a set of concrete steps leading up to the entrance. The house is surrounded by lush greenery, including large trees and a bamboo fence. The sky is clear and blue. The word 'Castles' is written in a red, stylized font in the top right corner.

Castles

GUIDE PRICE

£650,000

Queens Drive

Finsbury Park, N4 2BB

145A

The word 'Castles' is written in a red, stylized font in the bottom right corner of the image.

Castles

## PROPERTY SUMMARY

Stylish 2-Bedroom Split-Level Period Conversion with Large Roof Terrace

Set on the upper floors of an imposing, semi-detached Victorian residence, this beautifully presented two-bedroom split-level conversion offers a wonderful blend of period charm and modern living. Boasting a generous, private south-west facing roof terrace, the property also features a bright open-plan kitchen/reception and a contemporary bathroom.

Ideally positioned on a wide, tree-lined residential road, just moments from a wealth of local amenities, including Finsbury Park Station and the green open spaces of both Finsbury Park and Clissold Park.

This characterful home presents an exceptional opportunity for those seeking stylish city living with excellent connectivity and access to outdoor leisure.

Offered with no onward chain

Lease: 110 years unexpired lease terms

Current Service/Maintenance Charge: £1,500.00 per annum

Ground Rent: £300.00 per annum

Local Authority: Hackney

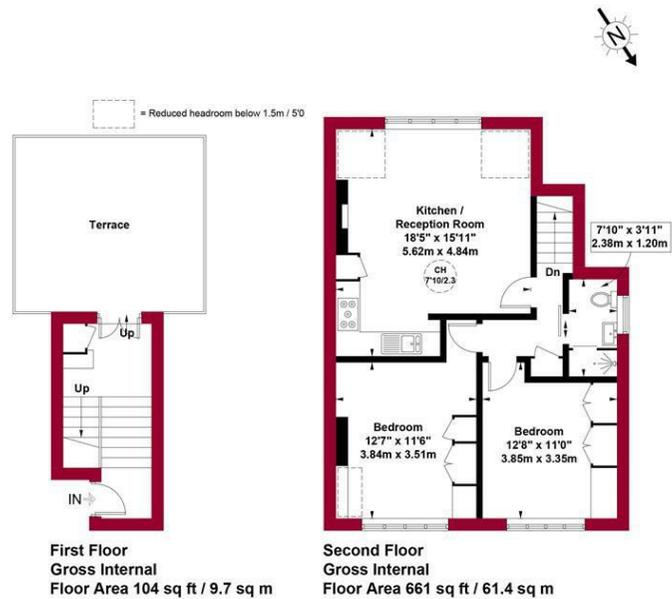
Council Tax band: C





**Queens Drive, N4**      **Approximate Gross Internal Area = 765 sq ft / 71.1 sq m**

Restricted Height = 41 sq ft / 3.8 sq m



For a guide to the area  
please scan this code for  
more information



Flat

Leasehold

**Council:**

**Council Tax Band: C**

**Lease Remaining: n/a**

**Service Charge: n/a**

**Ground Rent: n/a**



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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



#### OFFICE ADDRESS

12 Topsfield Parade  
Crouch End  
London  
N8 8PR

#### OFFICE DETAILS

020 8348 5515  
crouchend@castles.london  
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-91kWh/m <sup>2</sup> A			
91-81kWh/m <sup>2</sup> B			
80-69kWh/m <sup>2</sup> C			
55-80kWh/m <sup>2</sup> D			
39-54kWh/m <sup>2</sup> E			
21-38kWh/m <sup>2</sup> F			
1-20kWh/m <sup>2</sup> G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	