



BLACKSTOCK MEWS, LONDON, N4
£1,200,000 LEASEHOLD

**A BEAUTIFUL, THREE BEDROOM, TWO
BATHROOM HOUSE SITUATED MOMENTS
FROM THE TUBE IN N4.**

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DESCRIPTION:

This luxurious, high-spec 3 bedroom, 2 bathroom maisonette spans over 1,400 sq ft and has been fully refurbished to exacting standards. Located within a peaceful and secure gated mews development, the property offers a seamless blend of style and comfort across three levels. The first floor features an enormous open-plan reception room with a state-of-the-art kitchen, flooded by natural light thanks to the floor-to-ceiling windows, creating an ideal space for relaxing and entertaining. Also included on this level is a sleek guest toilet and a well-sized third bedroom. The upper floor benefits from a high-specification family bathroom, two spacious double bedrooms, with the master boasting an en-suite. Completing this exquisite home is a large private roof terrace, offering an exclusive urban retreat.

Blackstock Road is just moments from the prestigious Highbury Barn and the highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Bournes Fishmongers and Highbury Vintners . It is also within close proximity to green spaces such as Clissold Park and Highbury Fields. The property is fantastically placed for local transport links - with a selection of excellent bus routes, and Finsbury Park (Piccadilly and Victoria line) and Arsenal a short distance away. Highbury & Islington station (Victoria and London Overground lines) is also nearby.

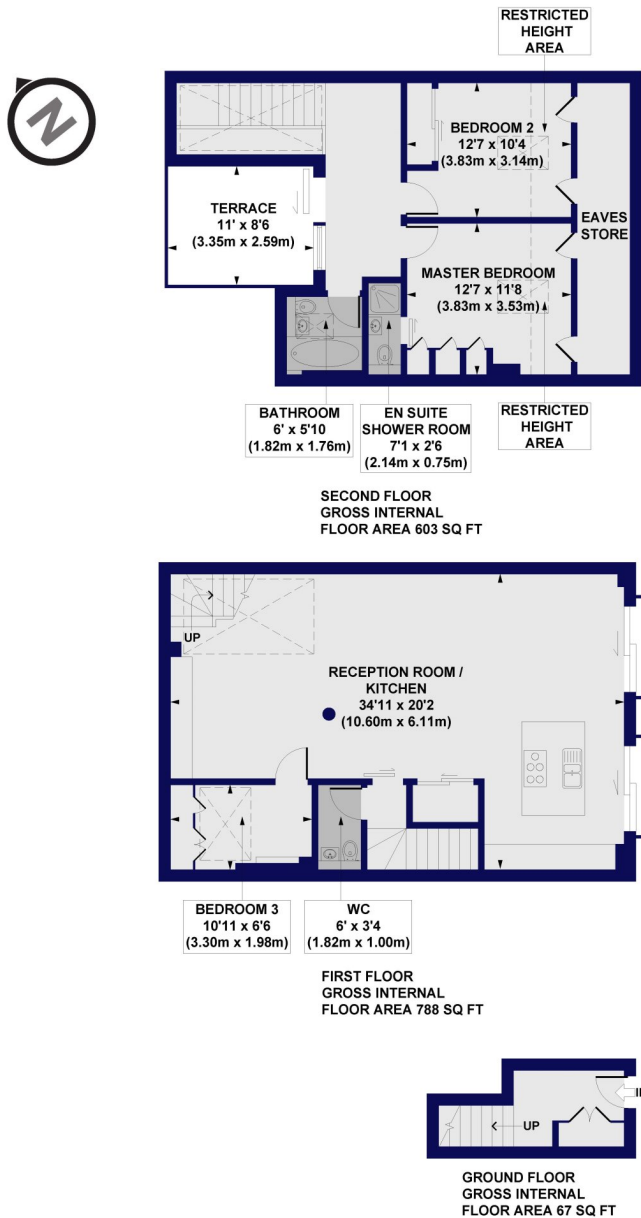
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Blackstock Mews, N4

Approx. Gross Internal Floor Area 1459 sq. ft / 135.55 sq. m (Including Restricted Height Area & Eaves Storage)
 Approx. Gross Internal Floor Area 1289 sq. ft / 119.72 sq. m (Excluding Restricted Height Area & Eaves Storage)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	76	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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