



DIGBY CRESCENT, LONDON, N4
£750,000 LEASEHOLD

**THIS BEAUTIFULLY PRESENTED THREE-
BEDROOM ARRANGED OVER THREE FLOORS**

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

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DESCRIPTION:

This beautifully presented three-bedroom duplex apartment is arranged over three spacious floors and offers an abundance of natural light, stylish contemporary interiors, and well-proportioned living accommodation throughout. Finished to a high standard, the property seamlessly combines modern design with practical family living, making it an ideal home for professionals, growing families, or investors alike.

The heart of the home is a bright and airy open-plan reception room, providing ample space for both relaxing and entertaining, with a dedicated dining area that creates a welcoming social environment. The sleek, modern kitchen is fitted with a range of integrated appliances, generous worktop space, and contemporary cabinetry, offering both style and functionality. The property boasts three generously sized bedrooms, each offering excellent natural light and versatile accommodation. The impressive principal bedroom benefits from a stylish en-suite shower room, while a further contemporary family bathroom serves the remaining bedrooms.

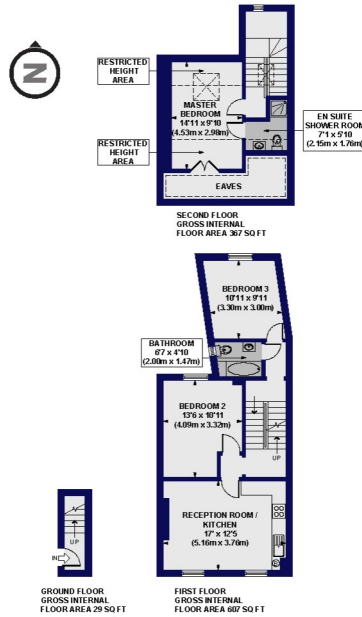
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Approx. Gross Internal Floor Area 1003 sq. ft./93.15 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 823 sq. ft./76.50 sq. m (Excluding Restricted Height Area & Eaves)



All measurements of walls, doors, windows, fittings and appliances, including gas and electricity, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any measurements shown must always be confirmed by a surveyor as to the actual condition of the property and the information contained in these plans. These plans are for illustration purposes only and should be used in conjunction with any prospective purchases.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HH250189>

Tenure: Leasehold

Term: 123 year and 9 months (Subject to change)

Service Charge: £558 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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