





FLAT 1, MAJESTIC COURT, PORTLAND RISE, LONDON, N4

£325,000 LEASEHOLD

A STUNNING AND MODERN, ONE DOUBLE BEDROOM APARTMENT WITH GARDEN MOMENTS FROM FINSBURY PARK

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

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DESCRIPTION:

A beautifully presented, one double bedroom apartment in this lovely development in N4, set moments from Finsbury Park. Standing at a sizeable 490sq ft, the property offers a welcoming open living space, with a bright and airy feel throughout, designed with practicality and social space in mind. The double bedroom is larger than average and benefits from plenty of storage and space to really make it your own. The property is completed with a modern bathroom complete with both a bath and a shower.

Portland Rise is situated moments from the entrance of Finsbury Park whilst allowing for easy access to the green spaces of Clissold Park and Woodberry Wetland nature reserve. A variety of shops, cafes and eateries are located on Blackstock Road along with a selection of bus routes.

The nearest public transport links are Manor House and Finsbury Park Station (Victoria, Piccadilly and National Rail services), Arsenal Underground Station (Piccadilly Line) is also close by whilst Highbury & Islington Station (Victoria and National Rail Lines) is also within easy reach.

Seller owns 50 % shared ownership, but the sale price is for 100 %

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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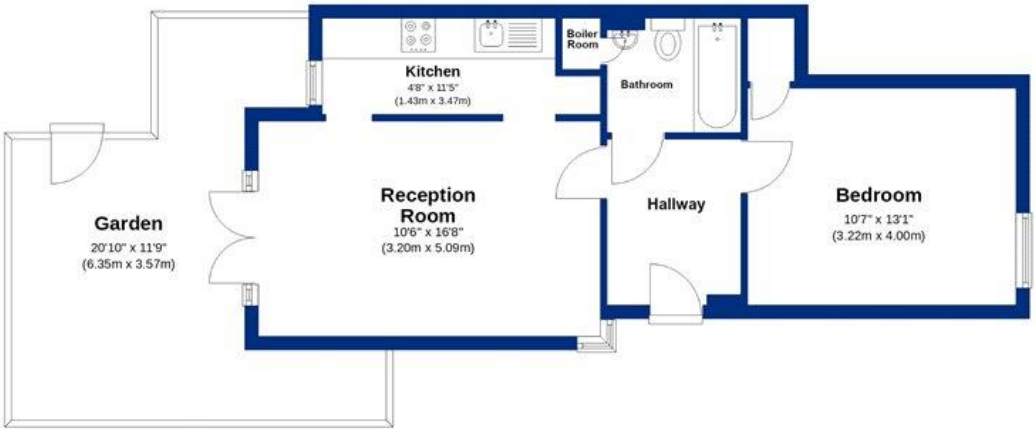
Majestic Court

Total area: approx. 490.4 sq. feet (45.6 sq. metres)

N

Ground Floor

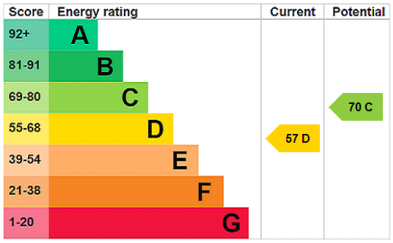
Approx. 490.4 sq. feet (45.6 sq. metres)
(excluding Garden)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Plan produced using PlanUp.

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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.



https://www.winkworth.co.uk/sale/property/HIH260343

Tenure: Leasehold

Term: 99 year and 0 months (Subject to change)

Service Charge: £1691.16 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: C

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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