



FLAT 2, MOUNTGROVE ROAD, LONDON, N5
£475,000 SHARE OF FREEHOLD

**BEAUTIFUL TWO BEDROOM FLAT FINISHED
 TO AN IMMACULATE STANDARD MOMENTS
 FROM FINSBURY PARK**

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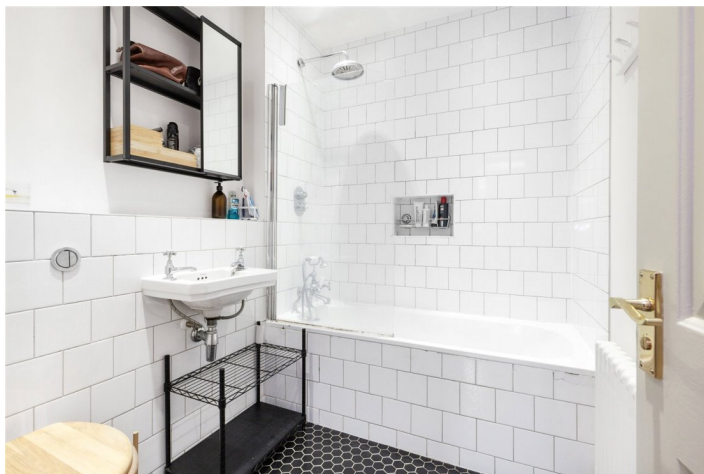


DESCRIPTION:

This stunning two-bedroom apartment is located on the raised ground floor of a charming Victorian building in the sought-after area of Highbury, N5. The property showcases an immaculate open-plan living room and kitchen flooded with natural light through its large sash windows, providing an ideal space for entertaining. The double bedrooms boast ample storage and offer delightful views of the wide neighbouring roads. With a modern family bathroom, a share of the freehold, and being offered chain free, the property presents an exceptional opportunity for prospective buyers.

Mountgrove Road is exceptionally well located for an array of local amenities as well as fantastic transport links. Highbury barn is close by as is the infamous Church Street with its selection of trendy bars, restaurants and boutique design and clothes shops. Clissold Park is just moments away whilst the Castle climbing centre and West reservoir for sailing and canoeing are also close by. Arsenal tube station provides the closest underground links on the Piccadilly line whilst Finsbury Park is also within easy reach providing over ground services and the Victoria line tube. Buses on Blackstock road and Green lanes make access to the City and Upper Street effortless and international travel and be accessed from Kings Cross St Pancras.

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Mountgrove Road, N5
Approx. Gross Internal Floor Area 536 sq. ft / 49.76 sq. m



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/HIH230135>

Tenure: Share of Freehold

Term: 108 year and 7 months (Subject to change)

Service Charge: £400 per annum (approx.)

Ground Rent: £ 400 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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