



ST JOHNS COURT, QUEENS DRIVE, N4
£475,000 LEASEHOLD

**A SIZEABLE, THREE BEDROOM APARTMENT
 IDEALLY SITUATED MOMENTS FROM THE
 TUBE.**

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

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DESCRIPTION:

We are delighted to present to the market, this spacious, three-bedroom apartment set on the ground floor of this well-kept block situated on this highly sought after road in N4. Standing at 837sq ft, the property boasts a bright and airy open-plan living area. The property provides a real blend of comfort, character, and contemporary living, perfect for a first-time buyer, busy professionals, as well as offering an excellent investment opportunity.

Accommodation comprises of a bright kitchen cum reception room with ample dining space, along with access to a private patio and communal garden. The kitchen has plentiful worktop and cupboard space, while all three bedrooms are generous in size. The living space is completed with a modern bathroom and is offered to the market on a chain free basis.

Viewing is highly recommended!

St John's Court is set just moments from the green open spaces of Clissold Park, Finsbury Park and within walking distance of a selection of highly renowned local amenities, including Finks, Shop Cuvée and Farang restaurant all of which are hugely popular with locals as well as drawing those from further afield. Transport Links are well serviced with Finsbury Park (Piccadilly and Victoria lines) and National Rail (Great Northern and Thameslink)) tube station a short distance away. There are also great bus links nearby to the property taking into the City and the West End.

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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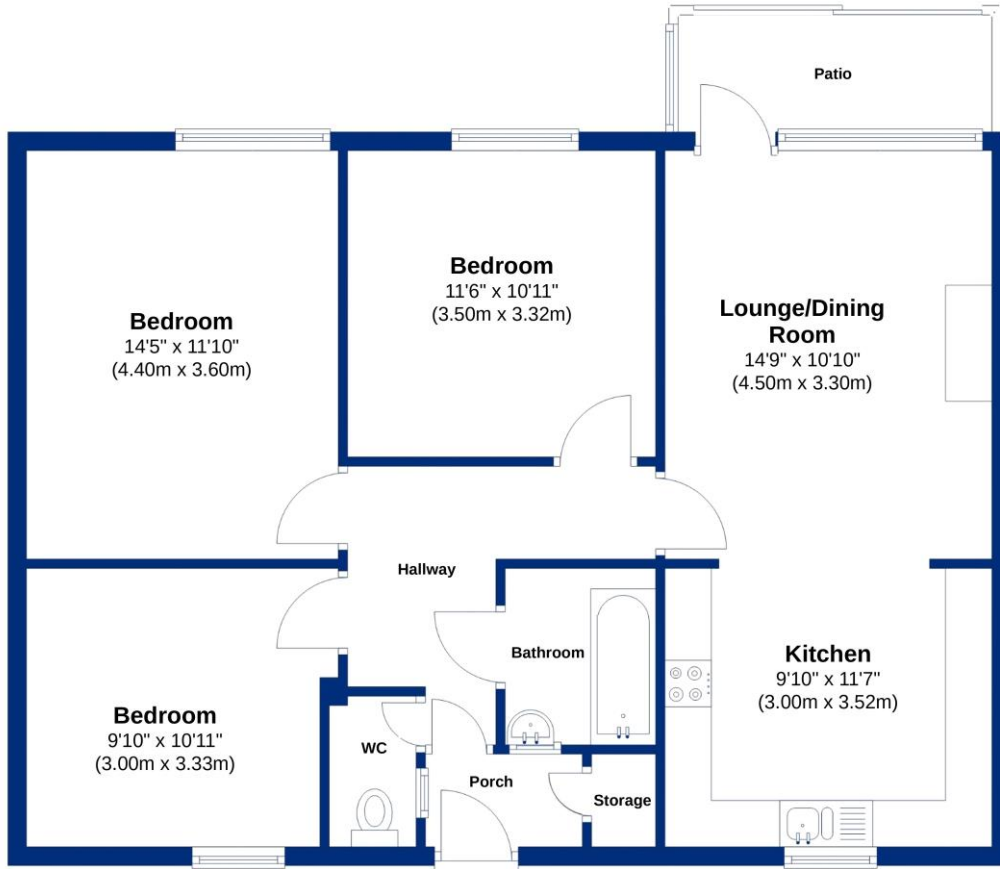
St Johns Court

Total area: approx. 837.1 sq. feet (77.8 sq. metres)



Ground Floor

Approx. 837.1 sq. feet (77.8 sq. metres)
(excluding Patio)



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.

• @modephotouk | www.modephoto.co.uk
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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HIH260333>

Tenure: Leasehold

Term: 89 year and 0 months (Subject to change)

Service Charge: £2096.7 per annum (approx.)

Ground Rent: £ 9 Annually (Subject to review)

Council Tax Band:

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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