

BLACKSTOCK ROAD, LONDON, N4
OIEO £595,000 SHARE OF FREEHOLD

A STYLISH AND MODERN 2 BEDROOM FLAT WITH PRIVATE GARDEN

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

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DESCRIPTION:

This wonderful two-bedroom flat is set on the ground floor of a lovely period conversion property and benefits from a large private garden and close proximity to excellent amenities and travel options.

Standing in excess of 730 sqft, the property would make the ideal first-time purchase or investment opportunity, given its proximity to many local amenities and public transport. Accommodation comprises of a spacious, open plan living room/kitchen with ample dining space and a charming bay window to the front. The living quarters are spacious throughout and both bedrooms are good sizes and benefit from large windows allowing ample light in and each also features built in storage. The additional reception room is located to the rear and gives direct access to the large private garden. The modern and contemporary family bathroom completes the internal accommodation.

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

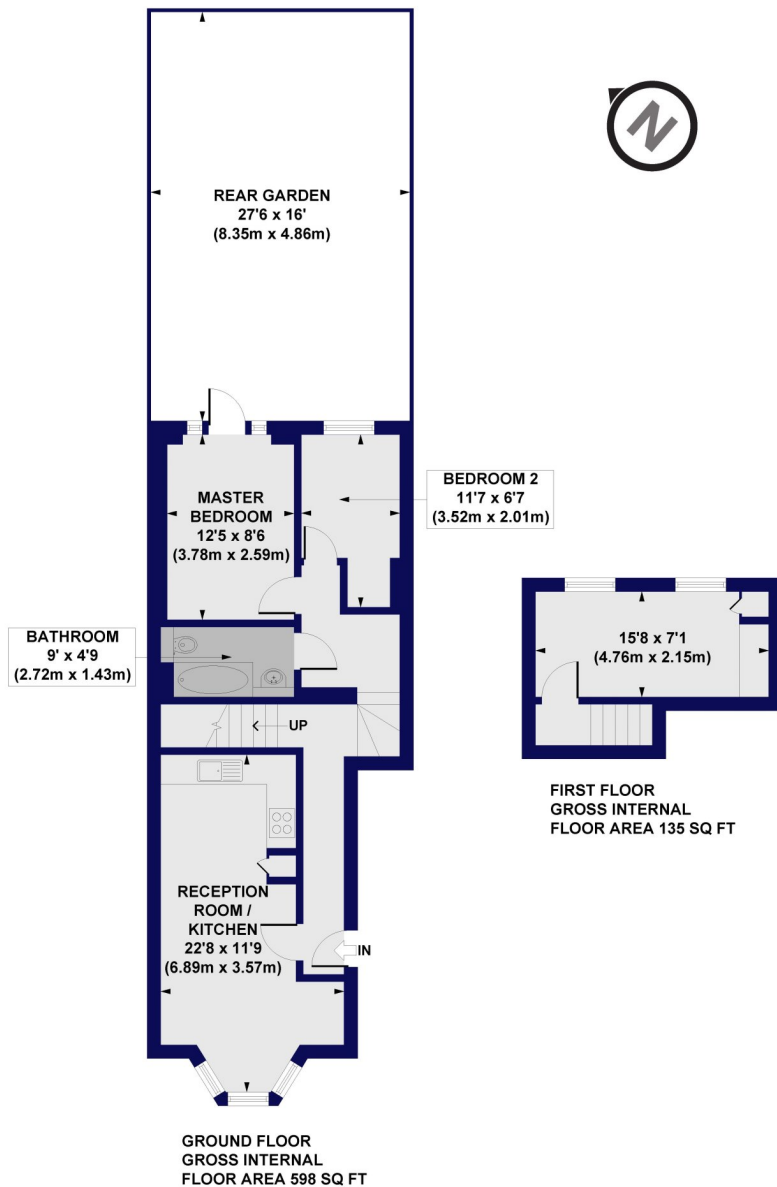
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Approx. Gross Internal Floor Area 733 sq. ft / 68.12 sq. m



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	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/CLS251732>

Tenure: Share of Freehold

Term: 112 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 200 Annually (subject to increase)

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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