



**KIMPTON COURT, MURRAIN ROAD, LONDON, N4**  
**£650,000 LEASEHOLD**

**A STUNNING, TWO BEDROOM, TWO BATHROOM, THIRD FLOOR APARTMENT WITH INCREDIBLE VIEWS OF CLISSOLD PARK.**

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## DESCRIPTION:

A beautifully presented, two double bedroom, two bathroom apartment positioned on the third floor of this well kept block in N4. Standing at 810 sqft, the property offers well proportioned rooms throughout with a spacious, open plan living room/kitchen leading out to a stunning, private balcony with uninterrupted views across Clissold Park. All windows throughout the property are floor to ceiling facing either east or south making it incredibly bright. Both bedrooms are double bedrooms, the master bedroom benefitting from an en-suite shower room while the apartment is completed with a modern family bathroom and ample storage throughout.

Kimpton Court, Murrain Road is a quiet residential street moments from the entrance of Clissold Park whilst allowing for easy access to the green spaces of Finsbury Park and Woodberry Wetland nature reserve. A variety of shops, cafes and eateries are located along Church Street and Blackstock Road along with a selection of bus routes.

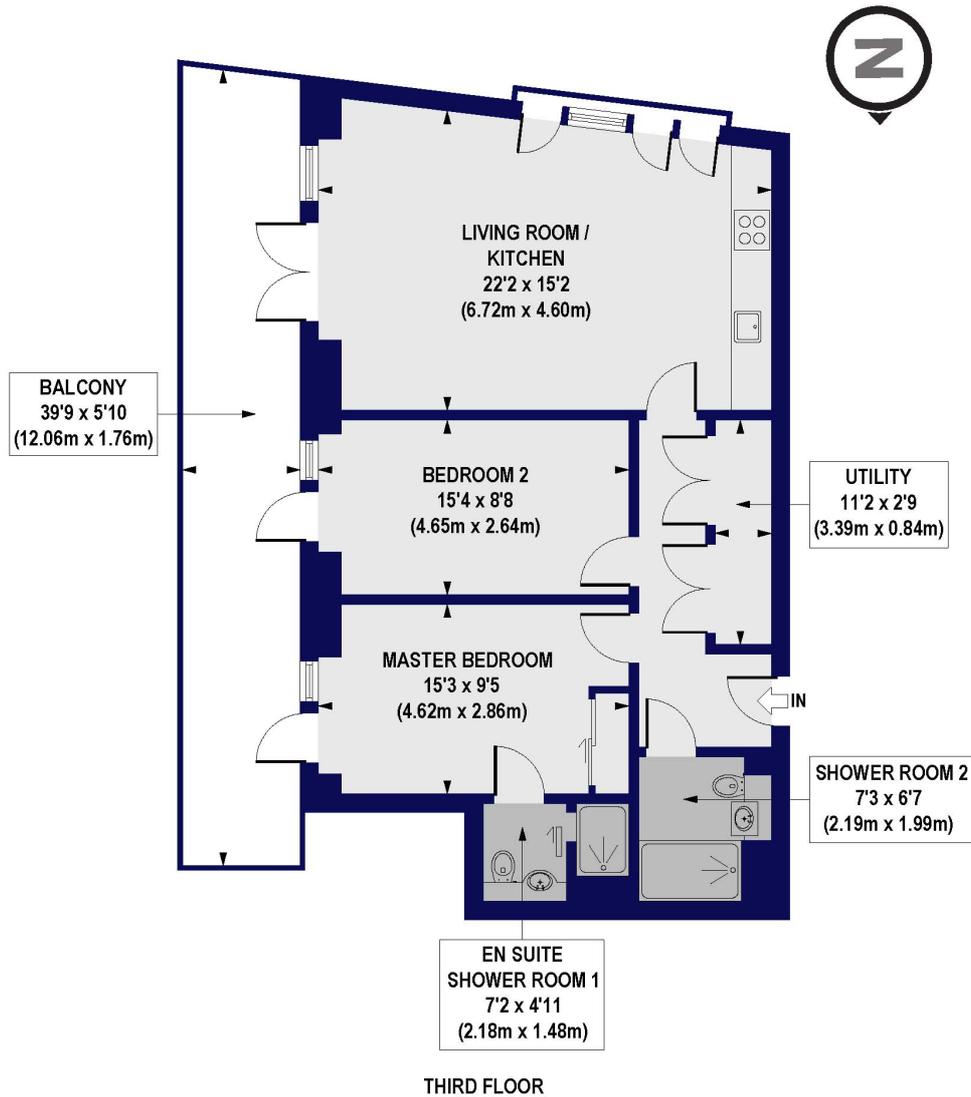
The nearest public transport link is Finsbury Park Station (Victoria, Piccadilly and over ground rail services), Arsenal Underground Station (Piccadilly Line) is also close by whilst Canonbury Station (Overground Lines) is also within easy reach.

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**Kimpton Court, Murrain Road, N4**  
 Approx. Gross Internal Floor Area 810 sq. ft / 75.22 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		86	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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