



BLACKSTOCK ROAD, LONDON, N4
£450,000 TO BE ADVISED

A SPACIOUS, ONE BEDROOM APARTMENT WITH PRIVATE ROOF TERRACE IN N4.

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

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DESCRIPTION:

An extremely spacious, one double bedroom, period conversion set on the top two floors of this stunning Victorian Building. Standing at almost 700 sq ft and offered to the market on a chain free basis, the property is well proportioned throughout and has the possibility to turn into a 2-bedroom STPP. The second floor consists of a generous reception room stretching the entire length of the building, a modern bathroom and fully fitted kitchen leading out onto a beautiful, private, east facing terrace. The third floor occupies the master bedroom and an ensuite bathroom with plenty of eaves storage.

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.

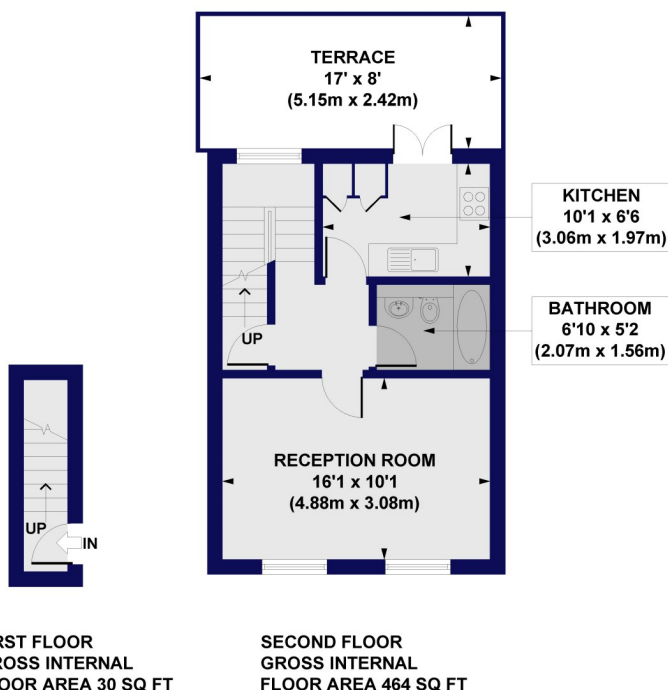
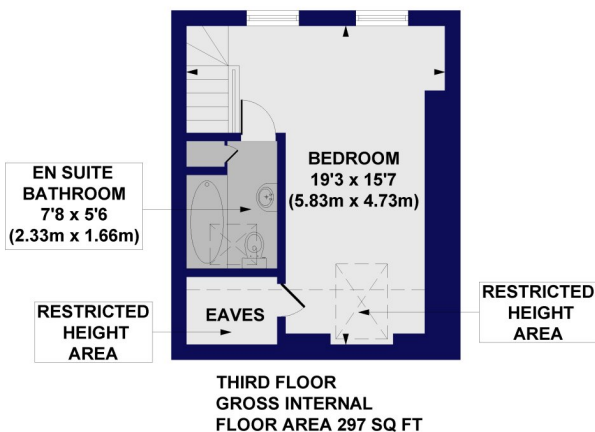
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Approx. Gross Internal Floor Area 696 sq. ft / 64.66 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 637 sq. ft / 59.22 sq. m (Excluding Restricted Height Area & Eaves)



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) | A | | |
| (81-91) | B | | |
| (69-80) | C | 76 | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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