



FLAT 7, KIMPTON COURT, MURRAIN ROAD, LONDON, N4  
**£450,000 LEASEHOLD**

**A SPACIOUS ONE DOUBLE BEDROOM  
APARTMENT ON THE SECOND FLOOR OF THIS  
MODERN BLOCK IN N4.**

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## DESCRIPTION:

A stunning, one double bedroom positioned on the second floor of this new development moments from Clissold Park. Standing in excess of 600 sqft, the property offers wonderfully spacious rooms and features ample storage throughout. Accommodation comprises of a sizeable, open plan living room/kitchen with floor to ceiling windows allowing for an abundance of natural light to pour through. Leading directly out from the living room is a west facing, private balcony creating the perfect entertaining space. The bedroom also faces west and benefits from built in storage, while the property is completed with a modern family bathroom.

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 on 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.

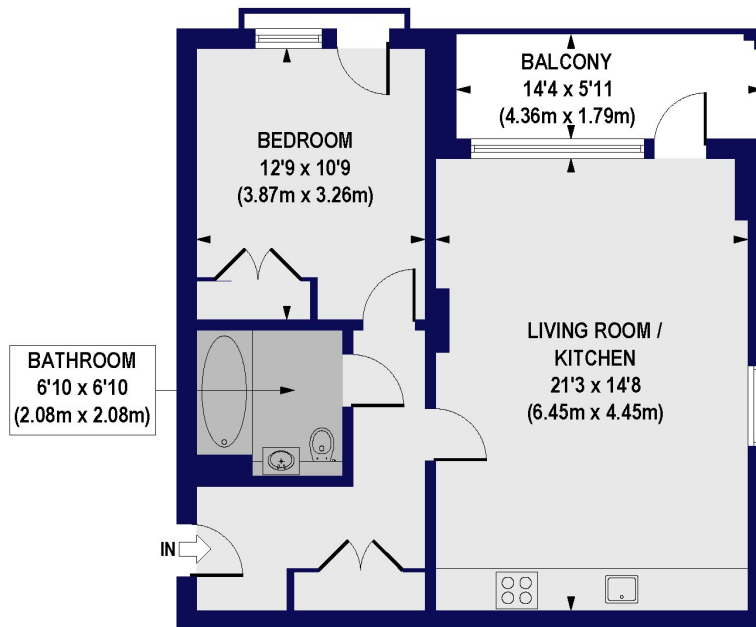
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**Kimpton Court, Murrain Road, N4**  
**Approx. Gross Internal Floor Area 601 sq. ft / 55.81 sq. m**



**SECOND FLOOR**

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>	84	84
(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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