



**THERFIELD COURT, BROWNSWOOD ROAD, LONDON, N4**  
**£550,000 LEASEHOLD**

## **SUPERBLY DESIGNED 3 BEDROOM FLAT IN THE HEART OF Highbury WITH PRIVATE BALCONY**

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### DESCRIPTION:

We are delighted to bring to the market this superbly designed, three-bedroom apartment situated in a popular purpose-built development that is set over two floors. There is an abundance of natural light that comes through every room, with views overlooking the shared neighbouring gardens. The first level consists of a spacious entrance hall, large living room with access to a private balcony, a modern kitchen, and a generous-sized wc. Upstairs, the generous proportions continue with three double bedrooms, all offering ample space, storage and large windows. There is plenty of space for a work-from-home office, making it the ideal first-time buy or a great rental investment. Residents permit parking is obtainable as well as private and secure bike storage.

This property has been incredibly well looked after, and viewing comes highly recommended.

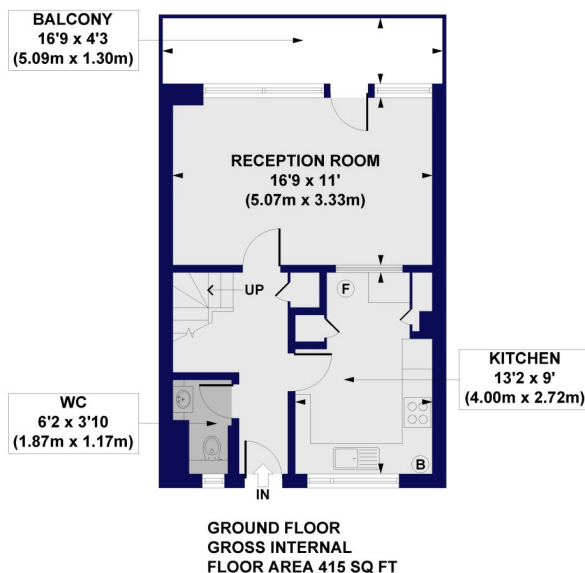
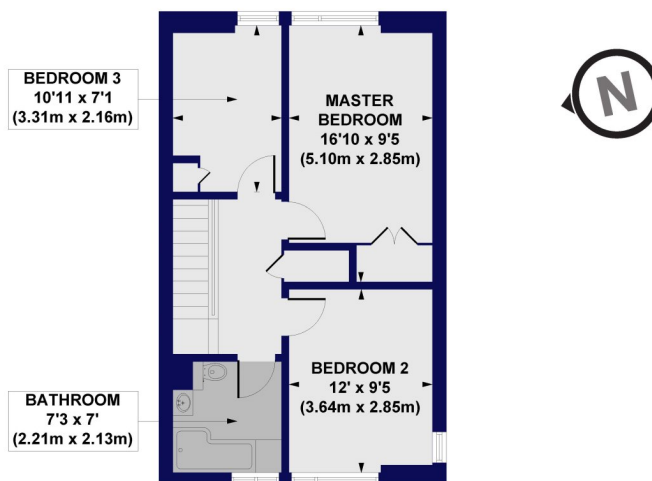
A description of Therfield Court cannot be complete without mentioning its unrivalled location. The development is a quick stroll from the ever-popular Highbury Park and Highbury Barn, with all of their fantastic delis, cafes, wine shops, and everything you could need. Clissold Park is 2-minute walk away and offers green open spaces, tennis courts, a café, and running trails. It connects to the vibrant and bustling Stoke Newington Church Street, known for its independent boutiques, restaurants, and bars. You are also just moments from the revered Castle Climbing Wall on Green Lanes and Sailing at the West Reservoir Centre, both of which are hugely popular. Within the local area, you'll find a vast amount of primary and secondary schools, many of which are Ofsted Outstanding. Transport links to all parts of London are well serviced by Finsbury Park, Highbury & Islington (Victoria and East London lines), Arsenal (Piccadilly line), and Canonbury Overground, as well as a selection of multiple bus routes.

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**Therfield Court, Brownswood Road, N4**  
**Approx. Gross Internal Floor Area 909 sq. ft / 84.47 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		
55-68	D	68 D	79 C
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HH250394>

**Tenure:** Leasehold

**Term:** 172 year and 11 months

**Service Charge:** £2831 per annum

**Ground Rent:** £ 9 Annually (subject to increase)

**Council Tax Band:** C

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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