

GFF, RIVERSDALE ROAD, LONDON, N5
£775,000 SHARE OF FREEHOLD

**A SUPERB, TWO DOUBLE BEDROOM PERIOD
 CONVERSION WITH ITS OWN PRIVATE
 GARDEN.**

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

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

A sensational, two double bedroom, period conversion set across the ground floor of this handsome Victorian building in Highbury, N5. Standing at 796 sqft, the property has been cleverly extended by the current owner creating a magnificent entertaining area, from the open plan living room/kitchen right through to the south-west facing garden, this truly is a wonderful flat. Both bedrooms are genuine doubles, the master located at the front of the house while the second bedroom benefits from it's own courtyard allowing for plentiful light to pour through. The property is completed with a modern family bathroom and includes a share of the freehold.

Riversdale Road is located moments away from Highbury Barn which offers a selection of sought-after local independents including Godfreys butchers, La Fromagerie, Da Mario's Deli, Bourne's Fishmongers and Highbury Vintners - a magnet for locals, and also drawing those from further afield. The property is a short walk away from the green, open spaces of Highbury Fields and Clissold Park along with a yoga studio and renowned local pub on its doorstep. Easy access to the popular and vibrant Stoke Newington Church Street provides a further variety of great boutiques, restaurants and cafes.

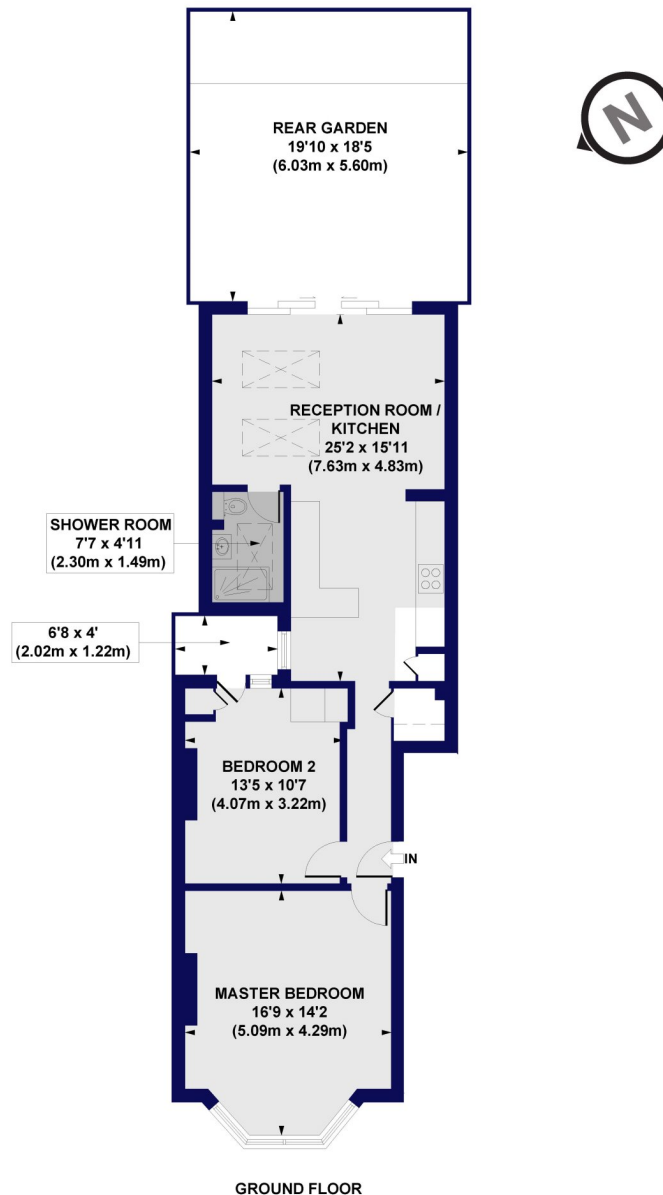
Transport links are well serviced by a selection of excellent bus routes as well as Arsenal underground station (Piccadilly line) within short walking distance along with Highbury & Islington and Finsbury Park underground stations (Victoria line and over ground services) both nearby.

Winkworth



Winkworth

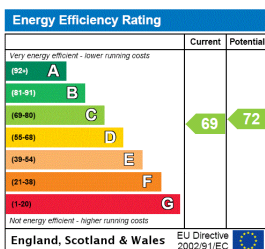
Riversdale Road, N5
Approx. Gross Internal Floor Area 796 sq. ft / 73.96 sq. m



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.

Winkworth

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.



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

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.