

3 CITADEL COURT, RONALDS ROAD, LONDON, N5
OIEO £700,000 SHARE OF FREEHOLD

**A SENSATIONAL, TWO DOUBLE BEDROOM
APARTMENT SET MOMENTS FROM THE TUBE
AND Highbury FIELDS.**

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

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DESCRIPTION:

A stunning, two double bedroom apartment positioned on the first floor of this former Salvation Army Citadel on the popular Ronalds Road, N5. Standing close to 750 sqft, the property has been tastefully decorated throughout and benefits from a tremendous amount of natural light in all rooms. Accommodation comprises a wonderfully spacious living area, with ample dining space for entertaining which opens out into a fully fitted kitchen, with plentiful worktop and cupboard space. Both bedrooms are of a similar size and easy double bedrooms with fitted wardrobes. The property is completed with a modern family sized bathroom with underfloor heating, and is offered to the market on a chain free basis.

Ronalds Road is set at the entrance to the green space of Highbury Fields with its cacophony of sporting activities and play spaces, not to mention Freightliners Farm as well as Islington Central Library just steps away. Situated within a few minutes walk is the prestigious Highbury Barn, which offers a number of renowned local amenities; including Godfrey's Butchers, Bourne's Fishmongers, La Fromagerie, and Highbury Vintners; not forgetting Le Peche Mignon on your doorstep along with the ever-popular Provisions just around the corner as well as Harvest and everything that Upper Street has to offer.

Transport links are a short distance away and well serviced by a selection of convenient bus routes, Highbury and Islington Station (Victoria Line and Overground), Holloway Underground Station (Piccadilly Line), as well as, and within close proximity is Drayton Park Overground Station which takes you directly to Moorgate.

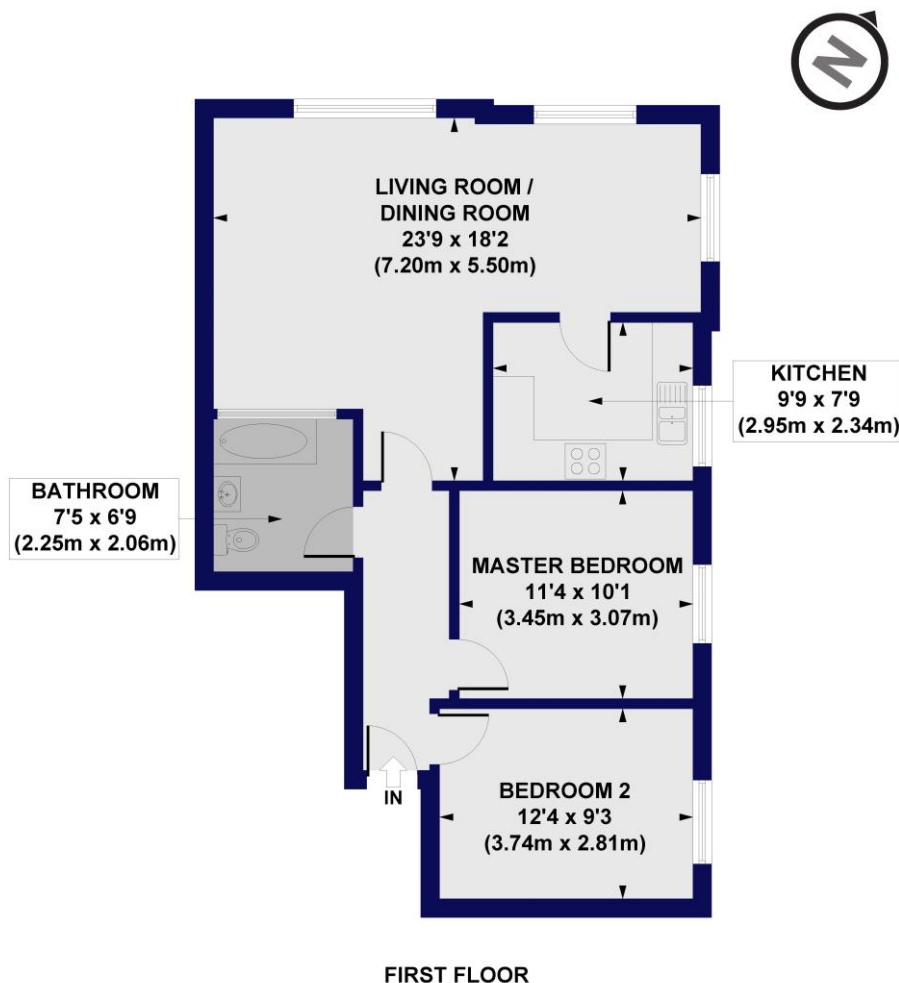
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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Citadel Court, Ronalds Road, N5
Approx. Gross Internal Floor Area 747 sq. ft / 69.44 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		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/ISL150845>

Tenure: Share of Freehold

Term: 96 year and 11 months

Service Charge: £2600 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

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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