

**BARLEY COURT, CASBEARD STREET, LONDON, N4
£650,000 LEASEHOLD**

**A MAGNIFICENT, TWO BEDROOM, MODERN
AND SPACIOUS APARTMENT WITH ITS OWN
PRIVATE BALCONY.**

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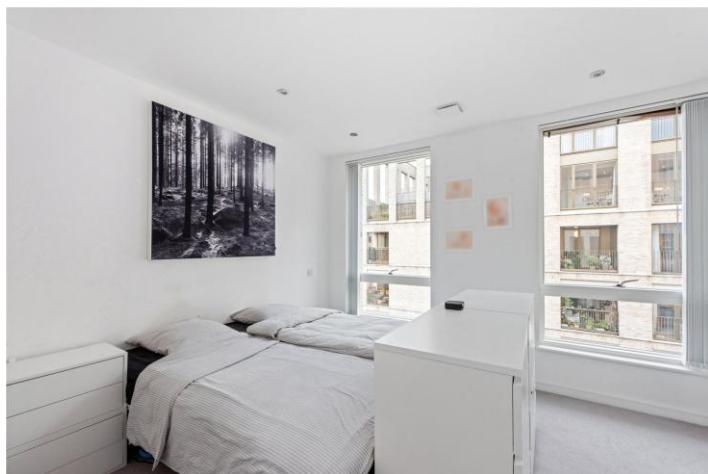
DESCRIPTION:

We are delighted to present to the market, this magnificent, two double bedroom, two bathroom apartment positioned on the 4th floor of this popular modern development in N4. Standing at 810 sqft, the property has been tastefully decorated and features floor to ceiling windows, and a beautiful terrace that is accessed from the stunning open-plan kitchen/living and dining room. The well-proportioned living area is filled with light and makes for an ideal entertaining space. Both bedrooms are good sized doubles, and benefit from ample built in storage space and their own bathroom. Viewing comes highly recommended as this flat is sure to appeal to a wide variety of buyers.

Barley Court was designed by Henley Halebrown Architects, in collaboration with Karakusevic Carson Architects. The development has won numerous awards, including the RIBA National Award. Casbeard Street is a quiet residential street set 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 and Highbury Barn for its high-end Butcher and French cheese shop, along with a selection of bus routes.

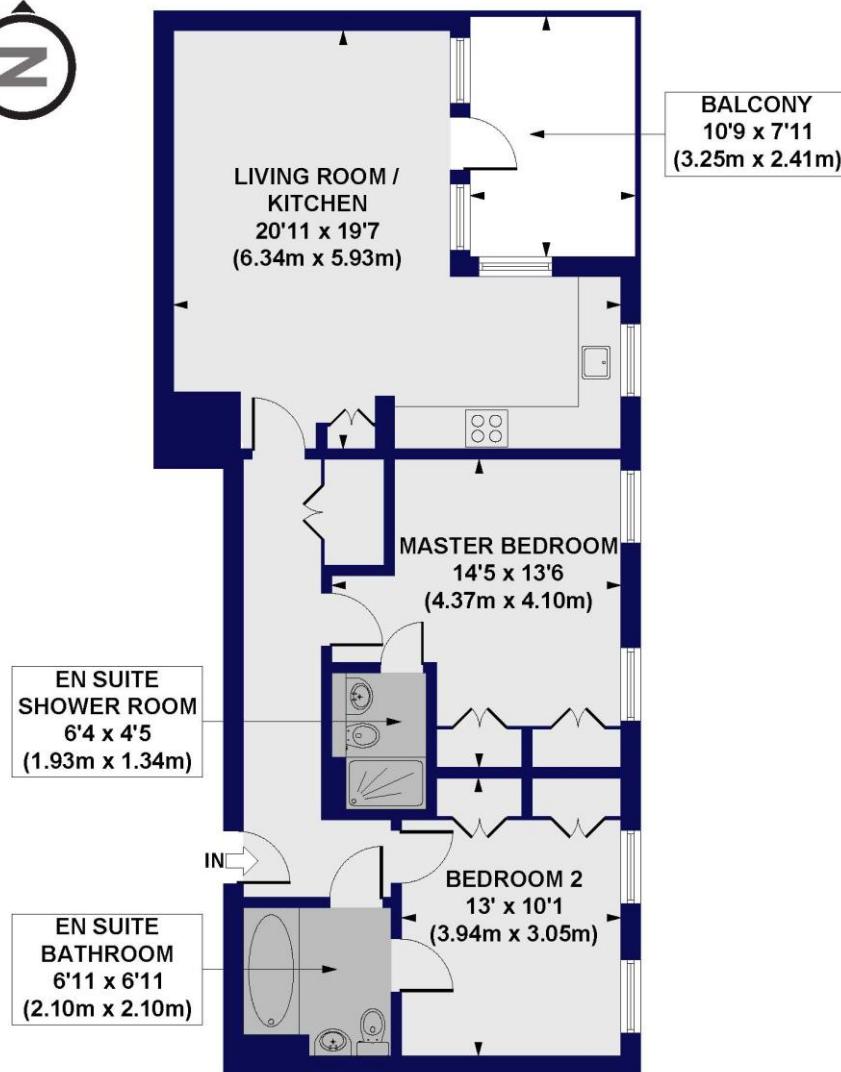
The nearest public transport link is Finsbury Park Station (Victoria, Piccadilly and over ground rail services), Arsenal Underground Station (Piccadilly Line) is also close by whilst Canonbury Station (Overground Lines) is also within easy reach.

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Barley Court, Casbeard Street, N4
Approx. Gross Internal Floor Area 810 sq. ft / 75.24 sq. m



FOURTH 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.

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/HIH250396>

Tenure: Leasehold

Term: 115 year and 11 months (Subject to change)

Service Charge: £2571.69 per annum (approx.)

Ground Rent: £ 300 Annually (Subject to review)

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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