



CASBEARD STREET, LONDON, N4
£685,000 LEASEHOLD

A BRIGHT, TWO DOUBLE BEDROOM
APARTMENT WITH ITS OWN FRONT DOOR
AND PRIVATE PATIO AREA IN N4.

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DESCRIPTION:

A stunning, two double bedroom, ground floor apartment positioned moments from Clissold Park and Stoke Newington Church Street. Standing at 885 sqft and after entering through your own front door, you are welcomed into a wonderfully spacious, open plan living room/kitchen with ample dining space. Large dual aspect, south facing windows and a phenomenal ceiling height make this space incredibly bright, not to mention the additional bonus of access to a sizeable, well maintained patio area with too is south facing. Both bedrooms are good sized double bedrooms, the master benefiting from built in wardrobes while a modern family bathroom and a cleverly designed office area complete the property.

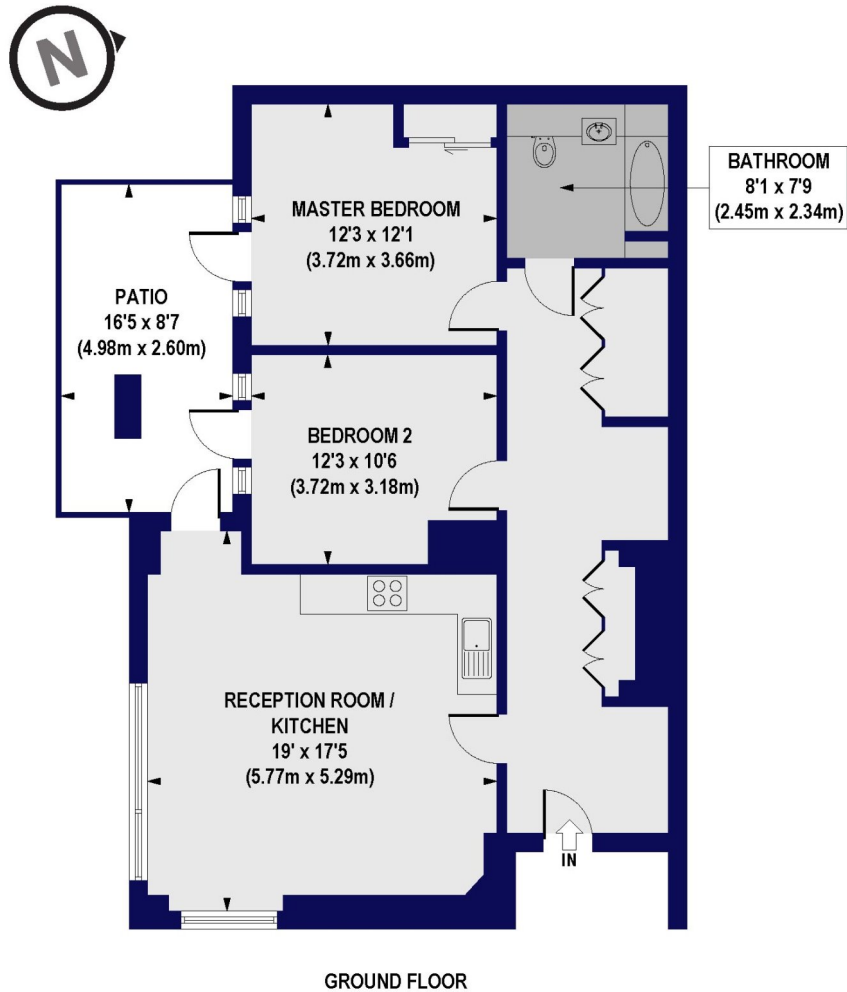
Casbeard Street was designed by Henley Halebrown Architects, in collaboration with Karakusevic Carson Architects. The development has won numerous awards, including the RIBA National Award. Casbeard Street is a quiet residential street moments from the entrance of Clissold Park whilst allowing for easy 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 it's high end Butcher and French

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Casbeard Street, N4
Approx. Gross Internal Floor Area 885 sq. ft / 82.19 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.



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
<small>Very energy efficient - lower running costs</small>			
(92)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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