



MOUNTGROVE ROAD, LONDON, N5
£825,000 SHARE OF FREEHOLD

**A BRIGHT, TWO DOUBLE BEDROOM, TWO
 BATHROOM APARTMENT WITH PRIVATE
 GARDEN IN HIGHBURY.**

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

Winkworth

winkworth.co.uk

See things differently



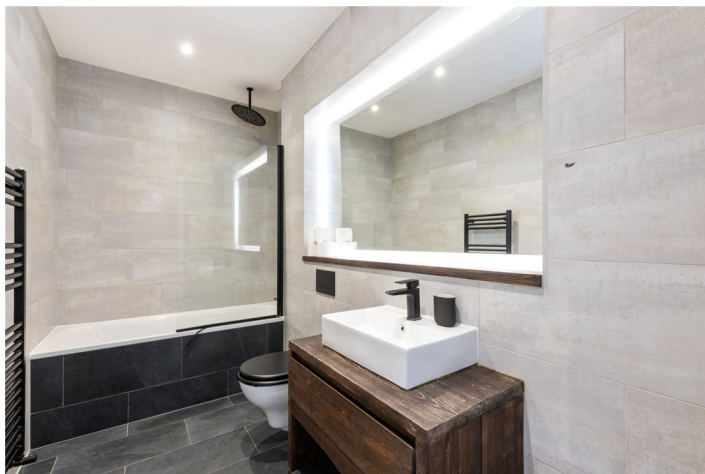
DESCRIPTION:

A stunning, two double bedroom, two bathroom period conversion set across two levels on this popular street in Highbury. Split across the ground and lower ground floors, as you walk in, you're welcomed into a spacious, open plan, living room/kitchen with two large sash windows creating a perfect entertaining space. Both bedrooms are genuine double bedrooms, the master featuring built in storage and a recently renovated en-suite shower room. Accessed via the bedrooms is a private garden, complete with decked and patioed areas making it a true oasis for those summer bbqs.

Mountgrove Road is exceptionally well located for an array of local amenities as well as fantastic transport links. Highbury barn is close by as is the infamous Church Street with its selection of trendy bars, restaurants and boutique design and clothes shops. Clissold Park is just moments away whilst the Castle climbing centre and West reservoir for sailing and canoeing are also close by. Arsenal tube station provides the closest underground links on the Piccadilly line whilst Finsbury Park is also within easy reach providing over ground services and the Victoria line tube. Buses on Blackstock road and Green lanes make access to the City and Upper Street effortless and international travel and be accessed from Kings Cross St Pancras.

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.

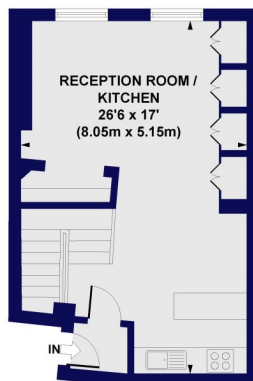
Winkworth



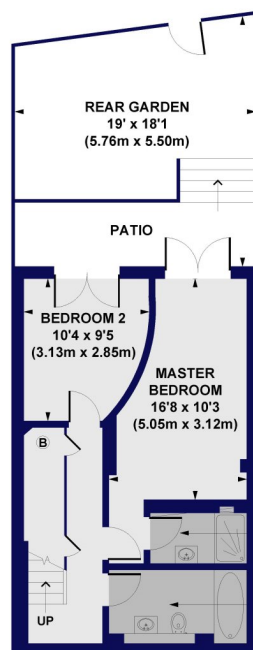
Winkworth

Mountgrove Road, N5

Approx. Gross Internal Floor Area 887 sq. ft / 82.39 sq. m



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 431 SQ FT



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 456 SQ FT

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/HH220390>

Tenure: Share of Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 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.

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.