

POETS ROAD, LONDON, N5
£850,000 LEASEHOLD

**A BRIGHT, TWO BEDROOM, TWO BATHROOM
 PERIOD CONVERSION PRESENTED IN
 IMMACULATE CONDITION.**

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

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DESCRIPTION:

An exceptional, two-bedroom, two-bathroom, period conversion with it's own front door in Highbury, N5. Positioned across the top two floors and standing in excess of 984 sqft, the property is finished to the highest of standards and well presented throughout. The living room faces directly south so allows an abundance of natural light to pour through. A separate kitchen on the half landing includes plentiful worktop space and storage. Both bedrooms are genuine doubles while being set on different floors, the master including an ensuite bathroom and ample eaves storage. the property is completed with a modern family bathroom and benefits from a long lease.

Poets Road is perfectly located for local, shops, cafes and restaurants situated nearby on Highbury barn and Newington Green which are both well known for their village atmosphere.

Upper Street is also close by and provides a selection of boutique shops and bars as well as theatres and a vibrant nightlife. The green spaces of Highbury Fields and Clissold Park are just a short distance away. Transport across London is made easy with Overground links at nearby Canonbury, providing easy access to the City and East London, whilst Highbury and Islington (Victoria line) is the closest underground link. Numerous good bus routes can also be found nearby.

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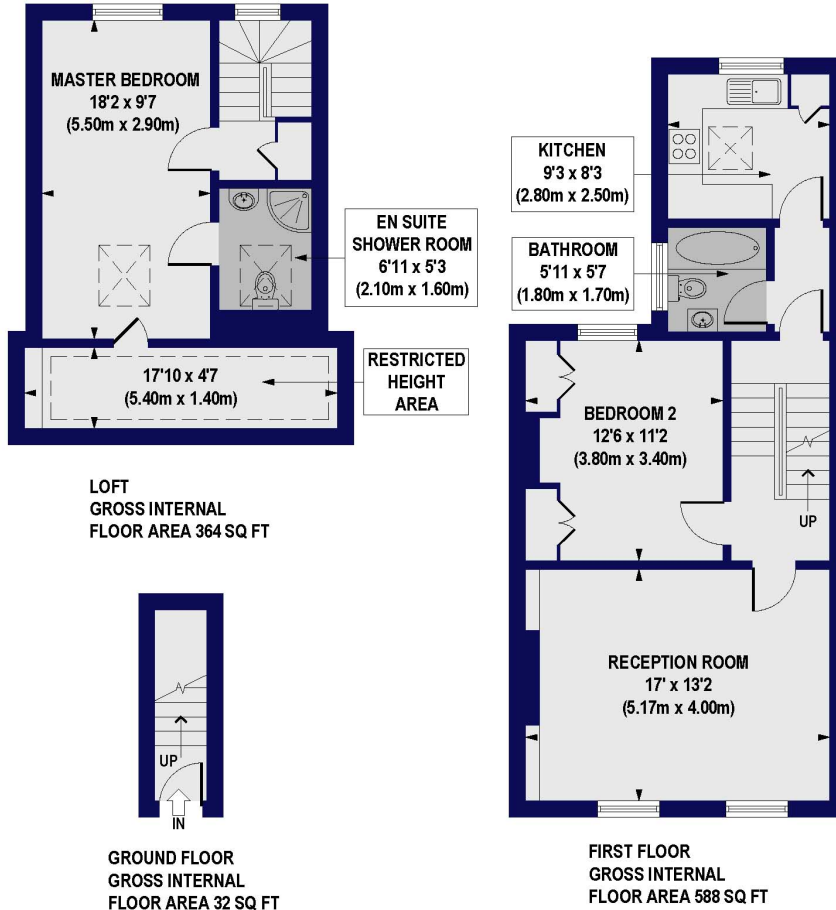


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Poets Road, N5

Approx. Gross Internal Floor Area 984 sq. ft / 91.45 sq. m(Including Restricted Height Area)

Approx. Gross Internal Floor Area 894 sq. ft / 83.07 sq. m(Excluding Restricted Height Area)



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		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HH250287>

Tenure: Leasehold

Term: 174 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 100 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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