



UPPER REAR MAISONETTE, BATTLEDEAN ROAD, LONDON, N5
£450,000 LEASEHOLD

A STUNNING, ONE DOUBLE BEDROOM MAISONETTE WITH ITS OWN PRIVATE GARDEN IN N5

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

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

We are delighted to bring to the market, this sensational, one double bedroom maisonette set on the highly sought after and ideally located, Battledean Road, N5. Positioned across the first floor with a mezzanine level above, the property is beautifully designed by the current owner and benefits from an abundance of light throughout. Accommodation comprises of a wonderfully spacious living room opening out to a fully fitted, modern kitchen. Leading out from the living room via large floor to ceiling double doors, is your own, stunning private garden. Upstairs you'll find a sizeable bedroom with space for the all-important home office. The internal accommodation is completed with a contemporary bathroom and ample storage throughout. This property is sure to appeal to a wide variety of buyers as it really is the perfect starter flat, investment or pied a terre.

Battledean Road is set moments from Highbury Fields and the prestigious Highbury Barn. The property is close to highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Highbury Fishmongers and Lupa all of which are hugely popular with locals as well as drawing those from further afield. Transport links are well serviced by a selection of good bus routes as well Highbury & Islington station (Victoria and East London lines) which is within easy reach along with Arsenal underground station (Piccadilly line). Drayton Park provides a weekday service to Moorgate and international transport is facilitated from St Pancras.

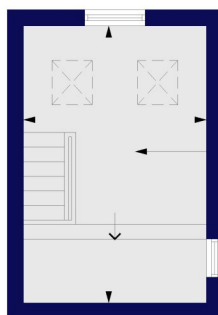
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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

Winkworth



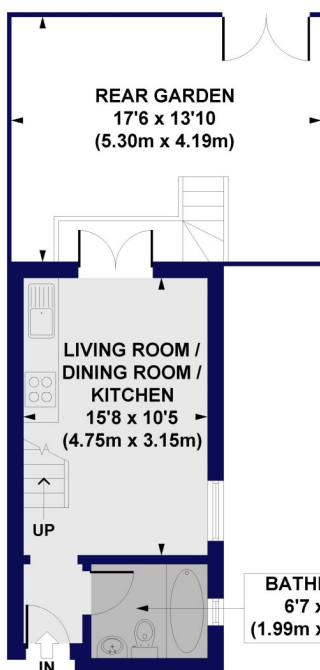
Winkworth

Battledean Road, N5
Approx. Gross Internal Floor Area 377 sq. ft / 35.05 sq. m



BEDROOM
15'8 x 10'5
(4.75m x 3.15m)

MEZZANINE
GROSS INTERNAL
FLOOR AREA 160 SQ FT



REAR GARDEN
17'6 x 13'10
(5.30m x 4.19m)

LIVING ROOM /
DINING ROOM /
KITCHEN
15'8 x 10'5
(4.75m x 3.15m)

BATHROOM
6'7 x 5'4
(1.99m x 1.61m)

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 218 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		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HIH250365>

Tenure: Leasehold

Term: 131 year and 0 months

Service Charge: £450 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.

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.