



FLAT 16, KIMPTON COURT, MURRAIN ROAD, LONDON, N4
£450,000 LEASEHOLD

**A STUNNING, ONE BEDROOM, THIRD FLOOR
APARTMENT WITH ITS OWN BALCONY AND
VIEWS OF CLISSOLD PARK.**

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

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DESCRIPTION:

A sensational, one double bedroom apartment positioned on the third floor of the ever-popular Kimpton Court, Clissold Quarters moments from Clissold Park in N4. Standing at 585 sqft, the property consists of a wonderfully spacious, open plan living room/kitchen with floor to ceiling windows allowing for an abundance of natural light to pour through. Leading directly off from the living area and also the bedroom is a private, south facing balcony with beautiful views across Clissold Park. The sizeable double bedroom also has the same beautiful view and features built in wardrobes. The property is completed with a modern, family bathroom and two useful cupboards off the hallway.

Kimpton Court, Murrain Road 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 along Church Street and Blackstock Road 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.

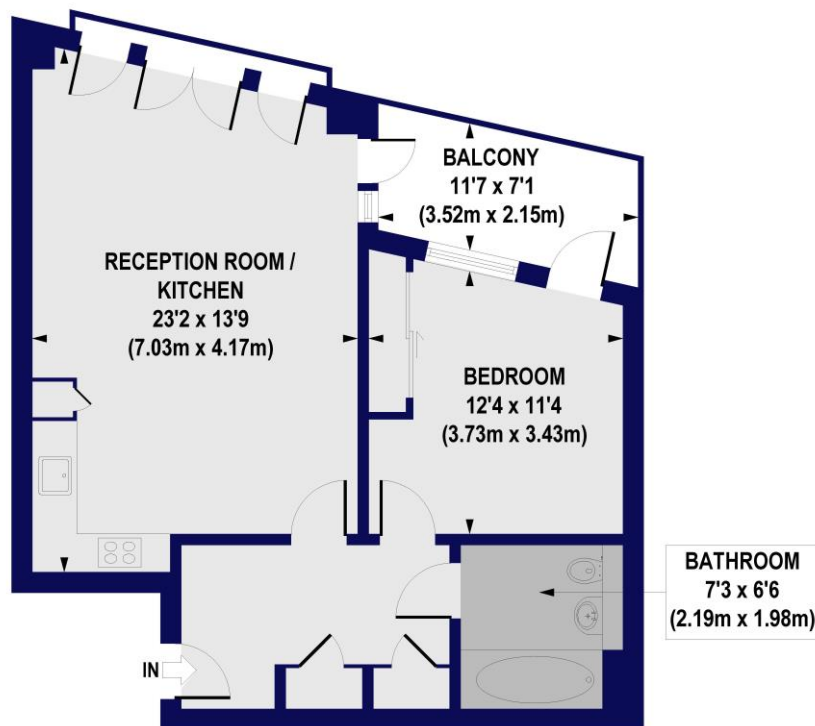
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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

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Kimpton Court, Murrain Road, N4
Approx. Gross Internal Floor Area 585 sq. ft / 54.33 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.

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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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/HIH230096>

Tenure: Leasehold

Term: 900 year and 6 months (Subject to change)

Service Charge: £2863 per annum (approx.)

Ground Rent: £ 250 Annually (Subject to review)

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.

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