



KIMPTON COURT, MURRAIN ROAD, LONDON, N4
£775,000 LEASEHOLD

**A BEAUTIFULLY PRESENTED, TWO DOUBLE
BEDROOM, TWO BATHROOM APARTMENT
WITH UNRIVALLED LONDON VIEWS.**

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

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DESCRIPTION:

A stunning, two-bedroom, two bathroom modern apartment positioned on the eighth floor of this popular and beautifully maintained development in N4. Standing at 856 sqft, the property offers a wealth of natural light with floor to ceiling windows with breathtaking views of both the city and Clissold Park. The bright, dual aspect, open plan living room/kitchen is well proportioned and benefits from direct access to a private balcony spanning the full length of the apartment with the sensational views across Clissold Park. Both bedrooms are good sizes, the master bedroom featuring an en-suite shower room and each have a built-in wardrobe. The property is completed with a family sized bathroom and ample storage throughout.

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.

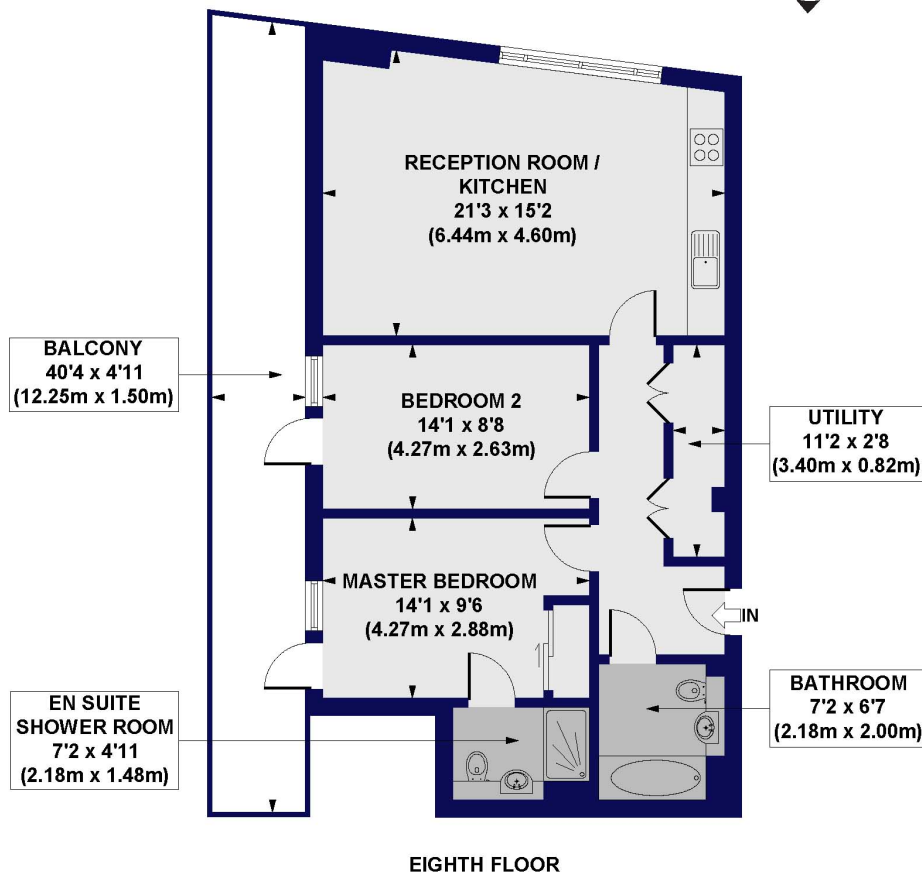
The nearest public transport link is Finsbury Park Station (Victoria, Piccadilly and over ground rail services), Arsenal Underground Station (Piccadilly Line) is also close by whilst Canonbury Station (Overground Lines) is also within easy reach.

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Kimpton Court, Murrain Road, N4
Approx. Gross Internal Floor Area 778 sq. ft / 72.32 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/HH230125>

Tenure: Leasehold

Term: 0 year and 0 months

Service Charge: £0 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.

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