



MELGUND ROAD, LONDON, N5  
**£650,000 LEASEHOLD**

## A STUNNING TWO BEDROOM GARDEN FLAT FINISHED TO A HIGH STANDARDS NEXT TO Highbury FIELDS

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## DESCRIPTION:

A sensational, two double bedroom apartment positioned across the ground floor of this handsome Victorian building in Highbury, N5. Cleverly designed by the current owners, the property offers an excellent blend of charm and modern living. Accommodation comprises of a beautifully presented, open plan kitchen and living room that overlooks the rear garden which allows an abundance of natural light to pour in. The kitchen is fully fitted and coupled with the living room it offers the discerning purchaser the perfect entertainment space. Leading out from the living room is a well presented and low maintenance rear garden. The main bedroom boasts generous proportions and benefits further from a large box-bay window that's creates a bright and airy feel. The second bedroom is ideal as a guest room, nursery or that all-important home office. The property is completed with a contemporary family bathroom that is fitted with shower and bath.

Melgund Road is set at the entrance to the green space of Highbury Fields with its array of sporting activities and play spaces, not to mention freightliners farm as well as Islington Central Library on your doorstep. Situated a short walk away is the prestigious Highbury Barn which offers a number of renowned local amenities; including Godfrey's Butchers, Highbury Fishmongers, La Fromagerie, and Highbury Vintners; not forgetting the ever-popular Provisions, Le P     Mignon as well as the brand-new Harvest and everything that Upper Street has to offer.

Transport links are a short distance away and well serviced by a selection of convenient bus routes, Highbury and Islington Station (Victoria Line and Overground), Holloway Underground Station (Piccadilly Line), as well as, and within close proximity is Drayton Park Overground Station which takes you directly to Moorgate.

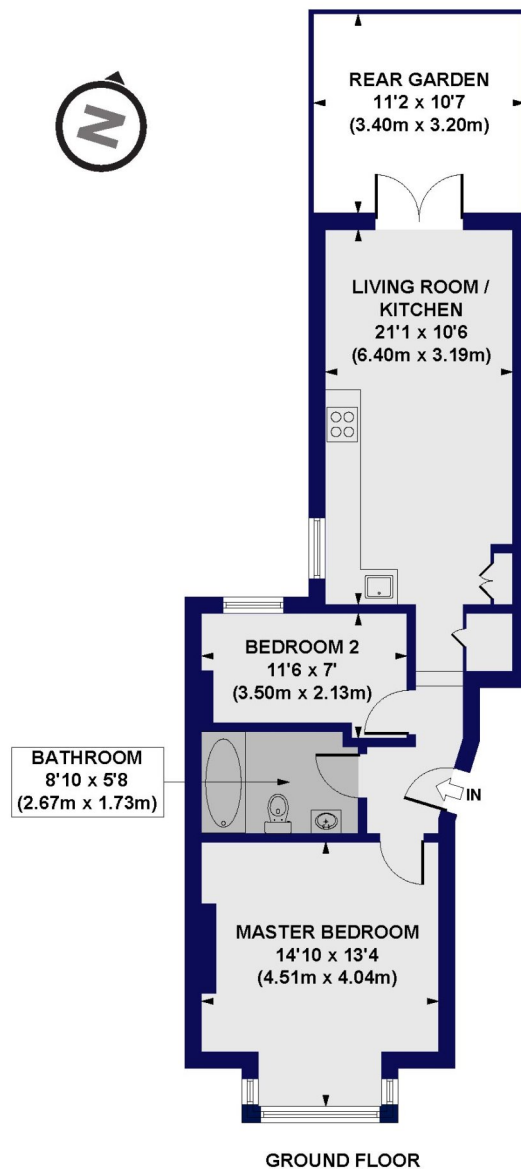
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**Melgund Road, N5**  
**Approx. Gross Internal Floor Area 593 sq. ft / 55.08 sq. m**



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



<https://www.winkworth.co.uk/sale/property/HIH250260>

**Tenure:** Leasehold

**Term:** 96 year and 10 months

**Service Charge:** £1116 per annum

**Ground Rent:** £ 10 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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