



FLAT 34, LEMS福德 COURT, BROWNSWOOD ROAD, LONDON, N4
£510,000 LEASEHOLD

A BRIGHT, TWO BEDROOM BEAUTIFULLY
PRESENTED APARTMENT WITH PRIVATE
PATIO IN N4.

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DESCRIPTION:

A stunning, two-bedroom, ground floor apartment presented in beautiful condition moments from Clissold Park. Standing at 665 sqft, the property offers light filled rooms and an open plan living room/kitchen which opens out onto a south facing, private patio creating the perfect entertaining area. Both bedrooms are well proportioned and located at separate ends of the apartment, while the property is completed with a modern family bathroom.

Lemsford Court is positioned a stones throw 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 on Blackstock Road along with a selection of bus routes.

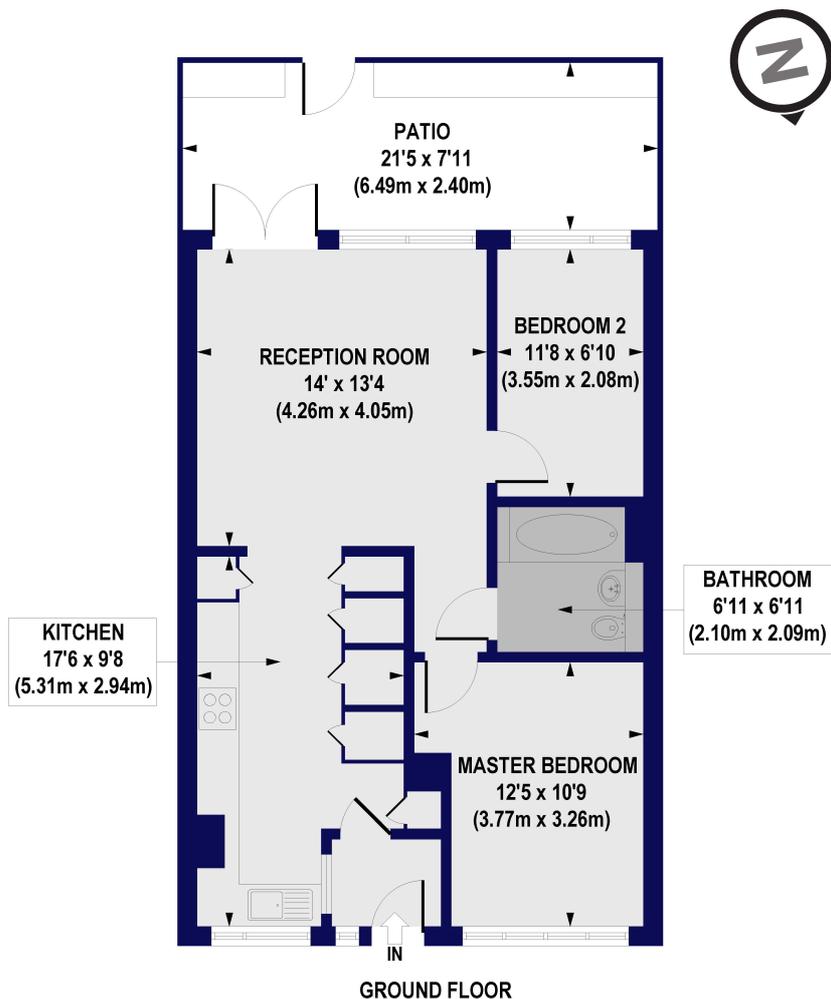
The nearest public transport link is Finsbury Park Station (Victoria, Piccadilly and over ground rail services), Arsenal Underground Station (Piccadilly Line) is also close by whilst Highbury & Islington Station (Victoria and National Rail Lines) is also within easy reach.

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Lemsford Court, Brownswood Road, N4
 Approx. Gross Internal Floor Area 665 sq. ft / 61.74 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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