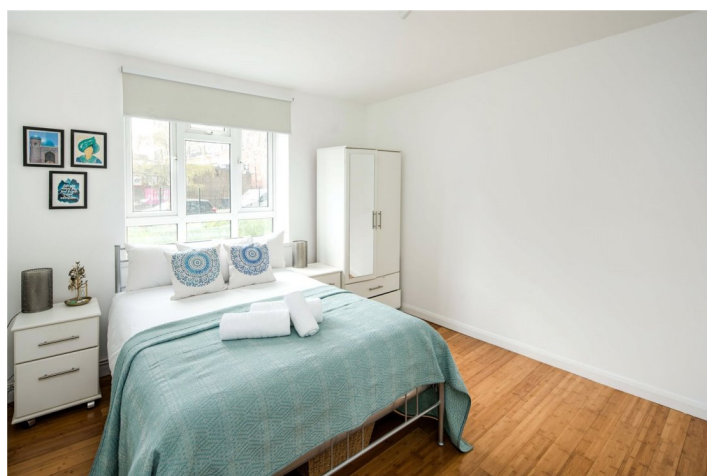




FLAT 59, GARDNERS COURT, KELVIN ROAD, LONDON, N5
£360,000 LEASEHOLD

**A BRIGHT, ONE DOUBLE BEDROOM
 APARTMENT WITH ITS OWN FRONT DOOR IN
 HIGHBURY.**

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

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DESCRIPTION:

A stunning, one double bedroom, ground floor apartment positioned in the heart of Highbury, N5. Standing close to 500 sqft, the property has been tastefully decorated by the current owner making it an ideal first time purchase or long term investment. After walking through your own front door, you are welcomed into a wonderfully bright, south facing reception room overlooking peaceful communal gardens. The separate kitchen offers plentiful worktop and cupboard space, while ample storage for the flat can be found in the hallway. The double bedroom positioned at the rear of the property is spacious while the property is completed with a modern bathroom.

Quiet and bright throughout the day, the property is nonetheless a stone's throw from the bustling pub and independent stores of Highbury Barn, including the family-owned Mrs Lovell's greengrocer and Highness Cafe, along with Godfreys butcher, Bourne's fishmongers, La Fromagerie, Highbury Vintners and Da Mario's Italian deli. It's also a short walk to the creative hub of Blackstock Road, where you'll find craft beer and games at Grin and Beer It, Claytime pottery studio, Ink@84 independent book store and Lim yoga store, along with much more.

Not only that, this cosy home is surrounded by green spaces – from Highbury Fields 0.2 miles away, to Clissold Park 0.6 miles away, Finsbury Park 0.9 miles away and Abney Park 1.5 miles away. It's also within easy reach of lesser known walking routes like the New River Walk and Parkland Walk.

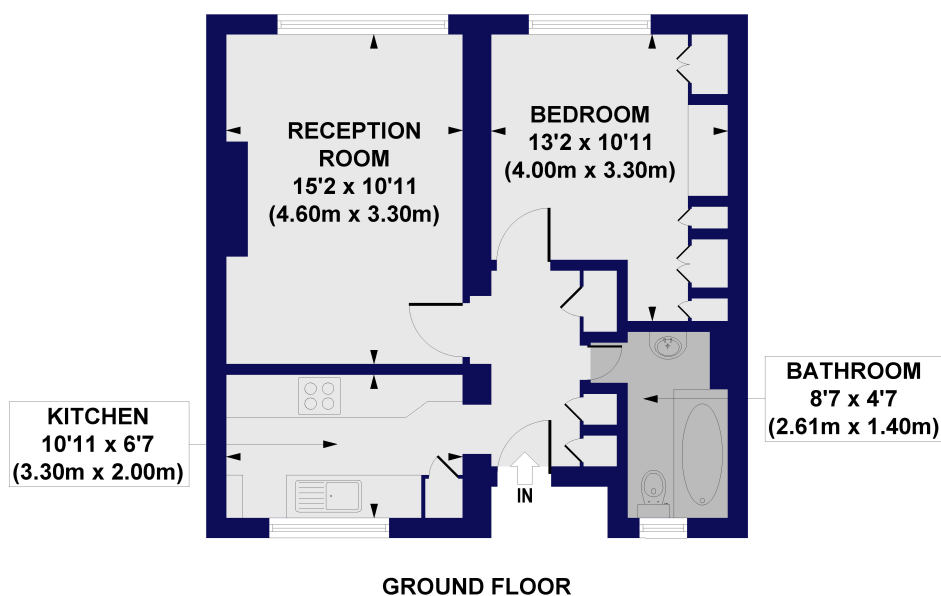
Transport-wise, there are plenty of options: Highbury and Islington Station (Victoria and Overground lines), Arsenal Station (Piccadilly line), and Drayton Park (Great Northern line to Moorgate) are all a short walk away. Highbury Barn is also serviced by plenty of buses going in all directions.

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Gardners Court, Kelvin Road, N5
Approx. Gross Internal Floor Area 497 sq. ft / 46.2 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			
(90-9)	A		
(81-91)	B		
(69-80)	C		
(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			

<https://www.winkworth.co.uk/sale/property/HIH230229>

Tenure: Leasehold

Term: 173 year and 6 months

Service Charge: £1400 per annum

Ground Rent: £ 10 Annually (subject to increase)

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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