



COURTNEY COURT, COURTNEY ROAD, N7
£550,000 LEASEHOLD

**A LARGE THREE BEDROOM FLAT IDEALLY
LOCATED NEAR AN ARRAY OF TRANSPORT
LINKS**

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

Winkworth

winkworth.co.uk



DESCRIPTION:

Set within this popular North London location, the property provides generous and versatile accommodation, making it an appealing choice for families, first-time buyers and investors. This substantial flat extends to 906 sq.ft and is perfect for buyers looking to put their own stamp on a property and create a stylish and comfortable home. Additionally there is a separate shed space available on the grounds which is also included in the sale.

The flat comprises three well-proportioned bedrooms, providing plenty of flexibility for family living, guests or working from home. The spacious reception room is bright and comfortable, offering an excellent principal living space with ample room for both relaxing and entertaining.

A separate fitted kitchen provides useful storage space, with plenty of potential for a future redesign or upgrade to create a modern, contemporary kitchen. The property also benefits from a family bathroom and separate WC, adding to the practicality of the accommodation.

The generous room sizes and natural light throughout give the property a particularly spacious feel. While the home would benefit from some updating, this presents an exciting opportunity for a purchaser to modernise and enhance the property to their own taste, potentially creating a stylish and highly desirable three-bedroom home.

Courtney Road is a quiet residential cul-de-sac and is within close proximity to the popular Highbury Barn, boasting an array of award-winning food shops and the recently renovated Highbury Barn gastro pub. The property is superbly connected, with Arsenal Station (Piccadilly line), Holloway Road Station (Piccadilly line) and Drayton Park Station (First Capital Connect to Moorgate) all being a very short distance away. Highbury and Islington Station (Victoria Line and Overground) and the popular shops and restaurants on Upper Street and Holloway Road are also within a short distance as are the green open spaces of Highbury Fields.

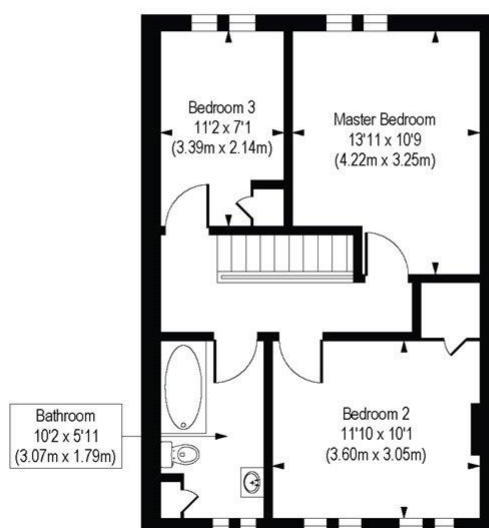
Winkworth



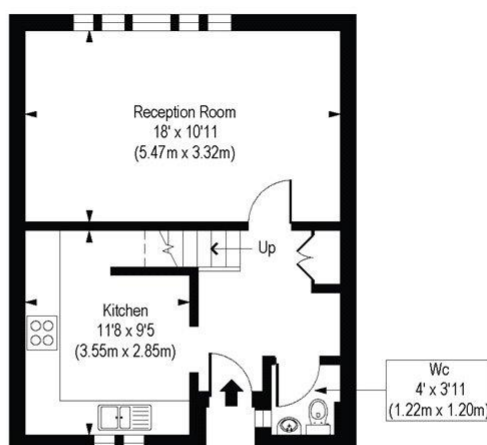
Winkworth

Courtney Road, N7

Approx. Gross Internal Floor Area 906 sq. ft / 84.16 sq. m



First Floor
Gross Internal
Floor Area 504 sq ft



Ground Floor
Gross Internal
Floor Area 402 sq ft

COMPLIANT WITHRICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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/HIH260308>

Tenure: Leasehold

Term: 170 year and 11 months (Subject to change)

Service Charge: £2242.25 per annum (approx.)

Ground Rent: £ 10 Annually (Subject to review)

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.

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

Winkworth

[winkworth.co.uk](https://www.winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.