



OLD STABLE MEWS, MOUNTGROVE ROAD, LONDON, N5
£800,000 FREEHOLD

**A SPACIOUS, THREE DOUBLE BEDROOM, TWO
 BATHROOM MEWS HOUSE WITH OUTSIDE SPACE
 AND PRIVATE PARKING.**

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DESCRIPTION:

A spacious, three double bedroom, two bathroom, freehold mews house set within a quiet cul-de-sac in Highbury, N5. Standing close to 1,100 sqft, the property benefits from a substantial amount of light throughout, and is offered to the market on a chain free basis. After stepping foot through your own front door and into a cloakroom, you immediately have a sense of space from the lateral position of the house. Walking up the stairs, you're greeted with a wonderfully bright, living room/kitchen/dining area creating the ideal entertaining area. Three double bedrooms can be found on different levels, the master having access to a useful patio garden, with the upstairs bedroom occupying an en-suite shower room. The property is completed with a private parking space within the mews itself, and a useful basement, perfect for storage.

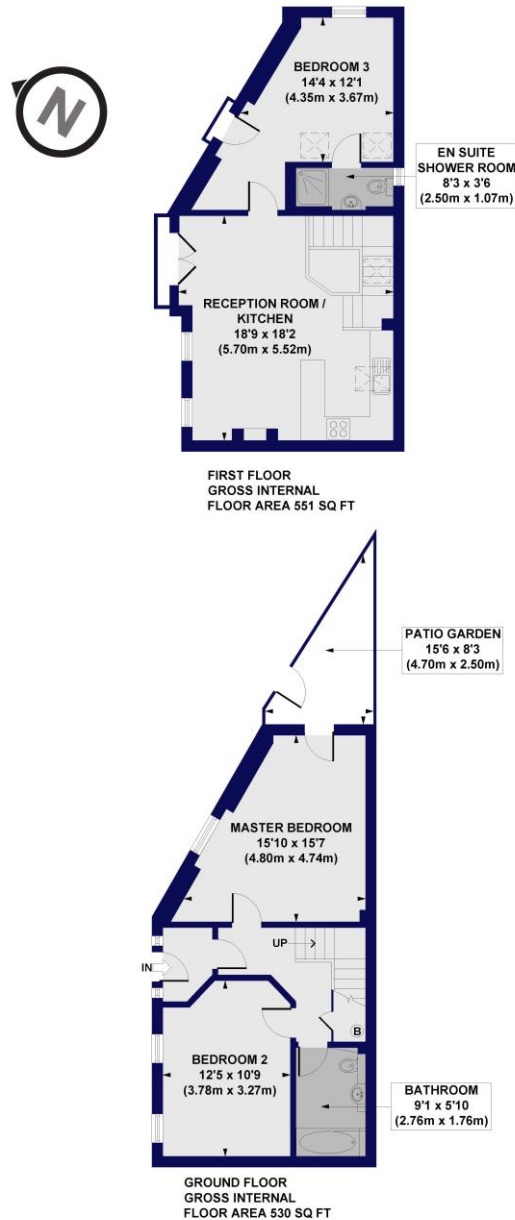
Old Stable Mews, set just off Mountgrove Road is exceptionally well located for an array of local amenities as well as fantastic transport links. Highbury barn is close by as is the infamous Church Street with its selection of trendy bars, restaurants and boutique design and clothes shops. Clissold Park is just moments away whilst the Castle climbing centre and West reservoir for sailing and canoeing are also close by. Arsenal tube station provides the closest underground links on the Piccadilly line whilst Finsbury Park is also within easy reach providing over ground services and the Victoria line tube. Buses on Blackstock road and Green lanes make access to the City and Upper Street effortless and international travel and be accessed from Kings Cross St Pancras.

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Old Stable Mews, Mountgrove Road, N5
Approx. Gross Internal Floor Area 1074 sq. ft / 99.81 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/HH250245>

Tenure: Freehold

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

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