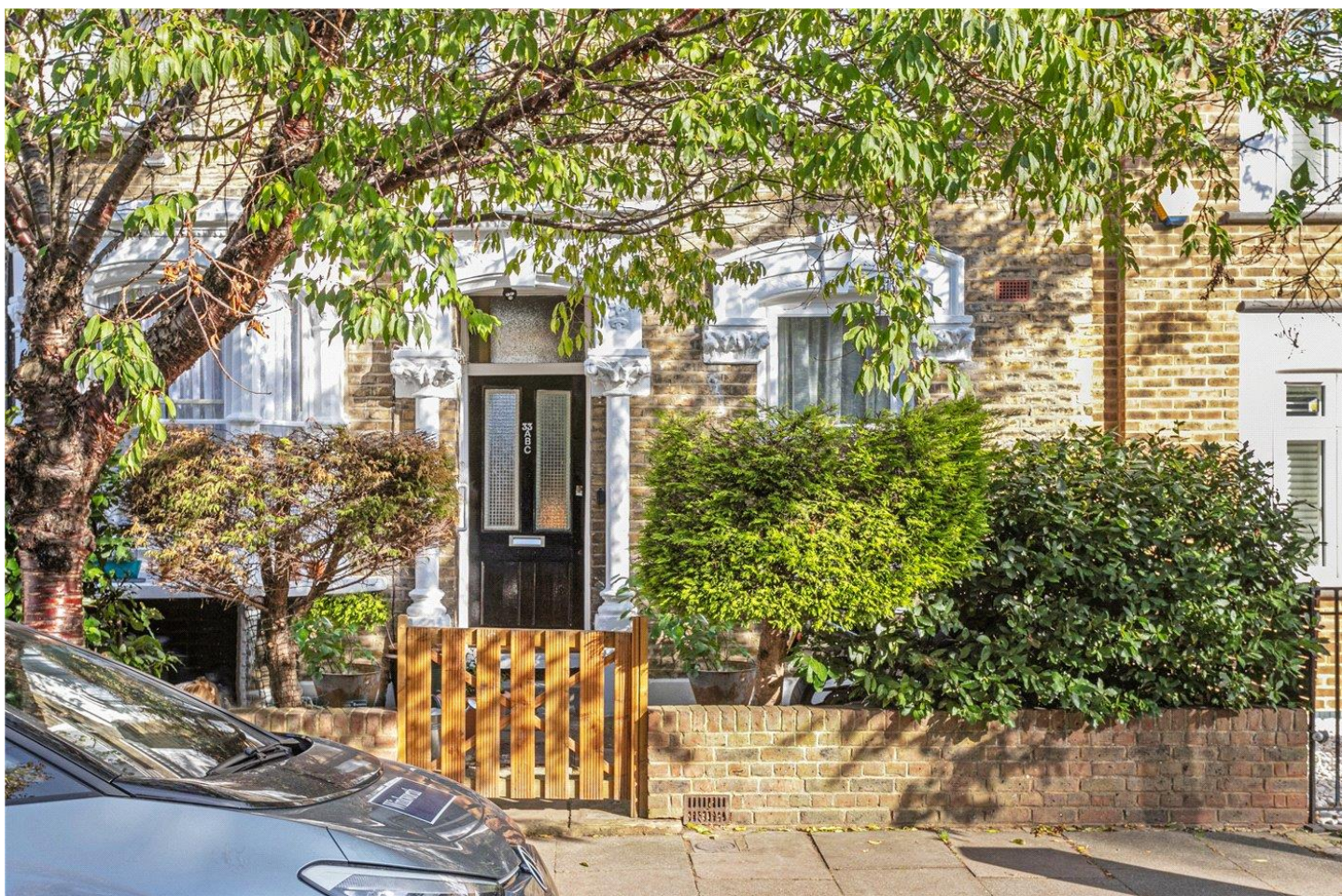




FLAT B, LECONFIELD ROAD, LONDON, N5  
£250,000 LEASEHOLD

## STUDIO FLAT SITUATED ON A MATURE RESIDENTIAL ROAD SET MOMENTS FROM NEWINGTON GREEN

Highbury | 0207 989 7000 | [highbury@winkworth.co.uk](mailto:highbury@winkworth.co.uk)

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## DESCRIPTION:

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £250,000.

A wonderfully bright studio apartment positioned on a hugely popular, tree lined street in Highbury, N5. Standing close to 700 sqft, the property offers the perfect opportunity for someone to put their own stamp on it. Current accommodation comprises of a good-sized double bedroom to the front of the building, a modern shower room and a spacious eat in kitchen. Accessed via the kitchen is a wonderfully mature, east facing communal garden benefitting from a private shoffice. The lower ground, which is included within the properties lease is a large and very useful cellar that is used for storage.

Leconfield Road is located within a short distance of the open green spaces of Highbury Fields and the prestigious Highbury Barn. Clissold Park is found at the end of Petherton Road, with a lido, small zoo and playground it has something for everyone. It is also just moments from the fantastic restaurants, pubs and shops of the vibrant Stoke Newington Church Street. The property is not far from Canonbury Overground, taking you straight into the City, west, east and south London. Highbury and Islington tube (Victoria Line) and Arsenal tube (Piccadilly Line) are both close to the property as are numerous bus routes taking you to the City, London Bridge and Angel.

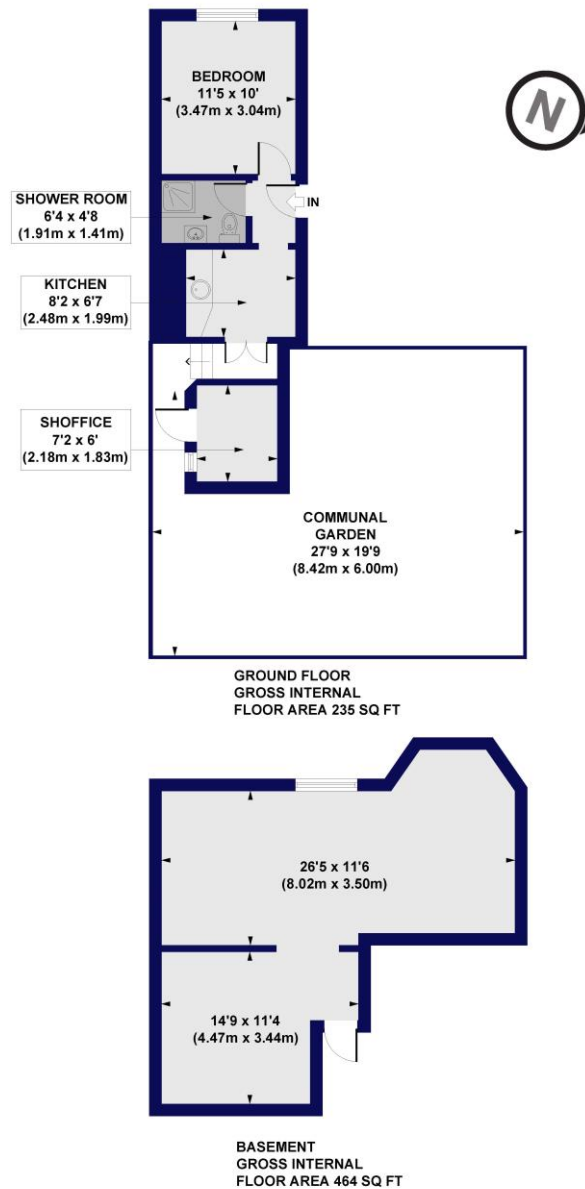
**Winkworth**



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## Leconfield Road, N5

Approx. Gross Internal Floor Area 699 sq. ft / 64.90 sq. m  
(Including Basement & Excluding Shoffice)



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             | 69 C    | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

<https://www.winkworth.co.uk/sale/property/ISL220440>

**Tenure:** Leasehold

**Term:** 115 year and 2 months

**Service Charge:** £740.85 per annum

**Ground Rent:** £ 10 Annually (subject to increase)

**Council Tax Band:** B

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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See things differently

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