



LECONFIELD ROAD, LONDON, N5
£250,000 LEASEHOLD

A WONDERFULLY BRIGHT STUDIO FINISHED
TO A HIGH STANDARD AND MOMENTS FROM
LOCAL SHOPS.

Islington | 0207 354 2480 | islington@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

An exceptionally bright studio which was the home to a former ice cream parlour, then before that, a watchmaker. Upon entering your own front door, you're welcomed into an exceptionally cleverly designed space with ease of living being the forefront of your mind. The ground floor consists of a well laid out living area and kitchenette, while the mezzanine level has been created to house a double bed. Storage throughout is plentiful while the property is completed with a modern shower room.

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

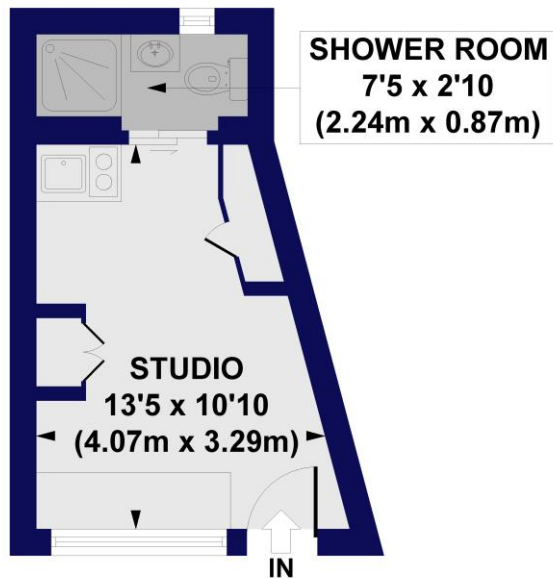


Winkworth

Leconfield Road, N5
Approx. Gross Internal Floor Area 175 sq. ft / 16.28 sq. m



MEZZANINE
GROSS INTERNAL
FLOOR AREA 25 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 150 SQ FT

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.

Winkworth

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.

Islington | 0207 354 2480 | islington@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently

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.