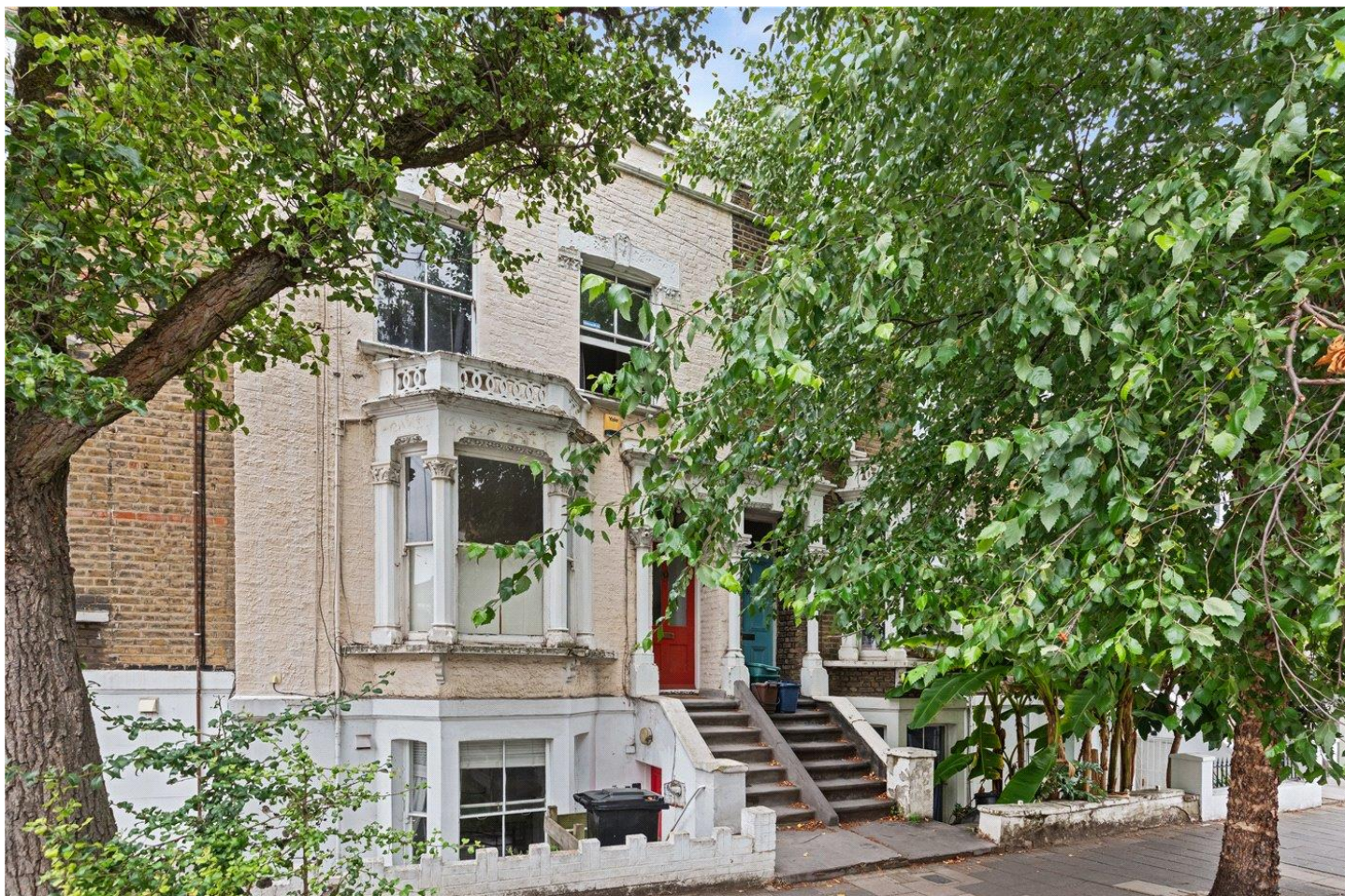




MOUNTGROVE ROAD, LONDON, N5
£675,000 LEASEHOLD

**A BEAUTIFUL TWO DOUBLE BEDROOM
PERIOD CONVERSION WITH A SOUTH
FACING PRIVATE GARDEN IN N5.**

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

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DESCRIPTION:

A spacious, two double bedroom, period conversion comes to the market chain free and with its own entrance and private garden set in Highbury, N5. Standing at 754 sqft, the property offers well-proportioned rooms and has been tastefully decorated by the current owner. Upon entering through your own front door, you are welcomed into two good sized double bedrooms, the master featuring built in wardrobes an office desk and and a modern shower room. The rear of the property consists of a wonderfully bright kitchen complete with plentiful worktop space leading directly out into a beautiful living room with direct access to a 17ft private, south facing garden.

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 famous 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 can be accessed from Kings Cross St Pancras.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

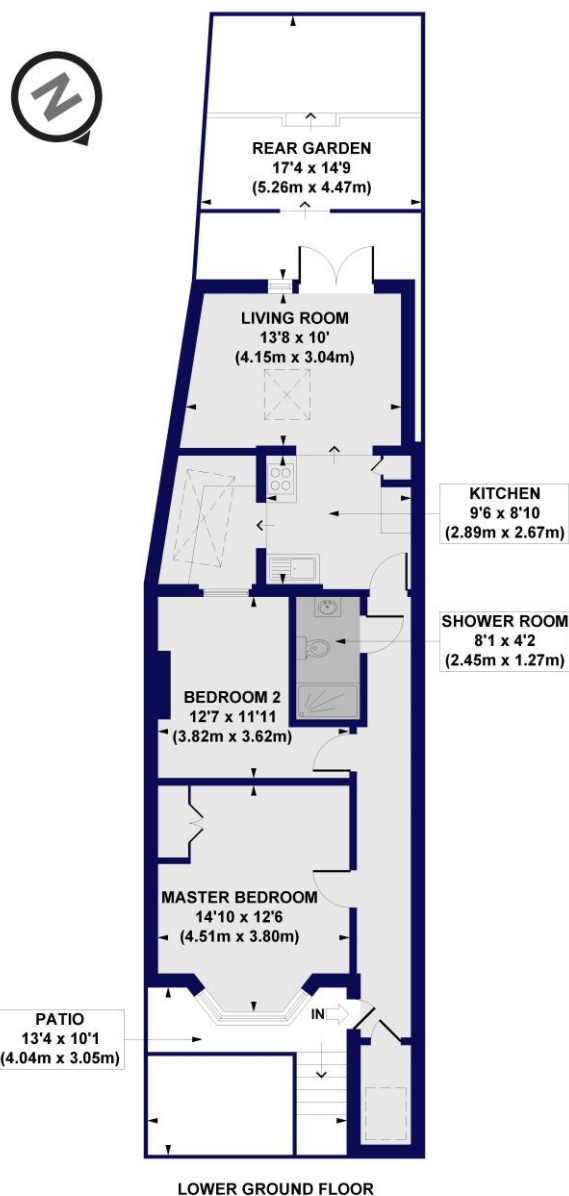
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Mountgrove Road, N5

Approx. Gross Internal Floor Area 754 sq. ft / 70.04 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	64 D	75 C
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HH250247>

Tenure: Leasehold

Term: 105 year and 4 months (Subject to change)

Service Charge: £550 per annum (approx.)

Ground Rent: £ 150 Annually (Subject to review)

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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