



MOUNTGROVE ROAD, LONDON, N5
£450,000 SHARE OF FREEHOLD

A BEAUTIFUL, ONE DOUBLE BEDROOM
PERIOD CONVERSION WITH ITS OWN
PRIVATE TERRACE.

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DESCRIPTION:

A wonderfully bright, one double bedroom period conversion finished to a high standard in Highbury, N5. Set laterally across the first floor, accommodation comprises of a well-proportioned, open plan living room/kitchen complete with solid wood flooring and enormous, south facing sash windows. The double bedroom offers plentiful space for freestanding storage and leads directly out to a stunning private roof terrace perfect for those summer bbq's and evening sunsets. The property is completed with a modern bathroom and is offered to the market with a long lease.

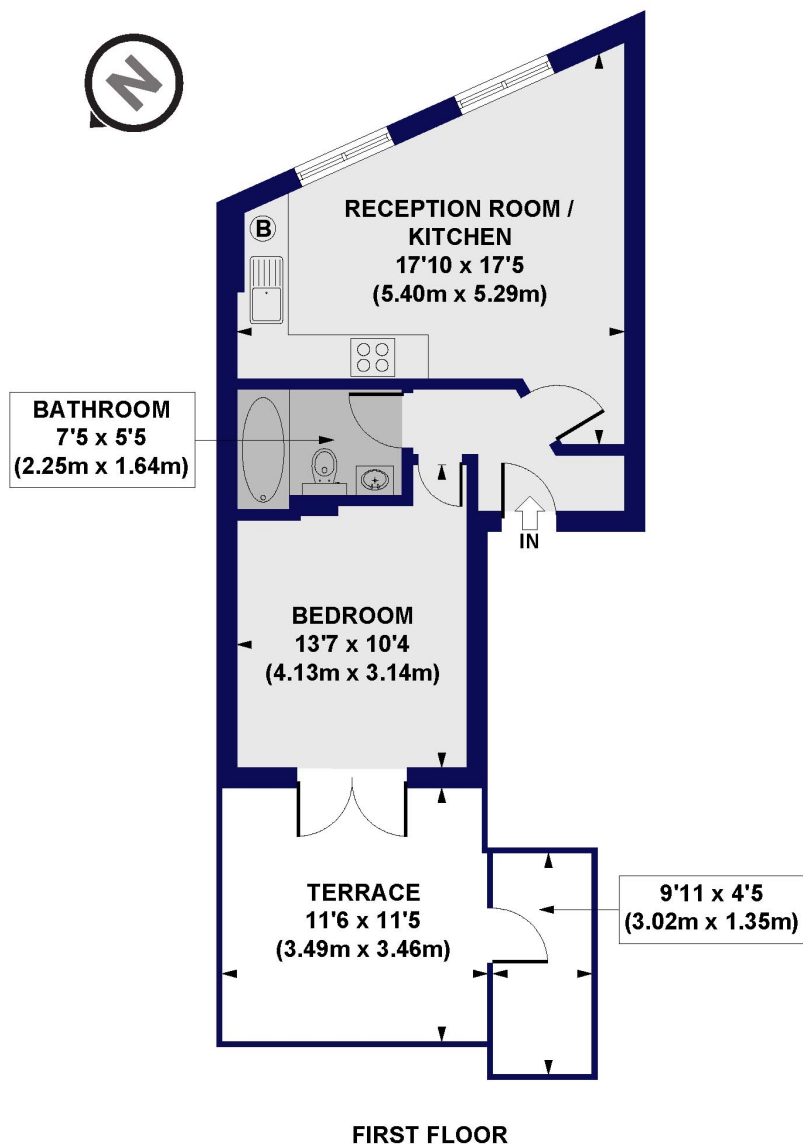
Mountgrove Road is exceptionally well located for an array of local amenities as well as fantastic transport links. Highbury barn is close by as is the infamous Church Street with its selection of trendy bars, restaurants and boutique design and clothes shops. Clissold Park is just moments away whilst 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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Mountgrove Road, N5
Approx. Gross Internal Floor Area 414 sq. ft / 38.48 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.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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