



LECONFIELD ROAD, HIGHBURY, N5
£925,000 FREEHOLD

A WONDERFUL OPPORTUNITY TO PURCHASE
A FOUR BEDROOM, FREEHOLD HOUSE IN
NEED OF MODERNISATION.

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DESCRIPTION:

Cash buyers preferred.

A fantastic opportunity to purchase a completely unmodernised, four-bedroom, freehold house on a quiet street in N5. Comprised over three floors, the property offers the perfect blend of retaining many of the original period features while being able to put your own stamp on a property. On entering at the raised ground floor, you are welcomed into an open plan living/dining space stretching over the whole floor. Four double bedrooms, two on the lower ground floor and two on the first floor, offer the opportunity for any family to grow. The property is completed by a good sized bathroom on the half landing and the kitchen on the lower ground floor leading out to a mature, private garden reaching almost 30 ft is east facing. The property is offered to the market on a chain free basis.

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.

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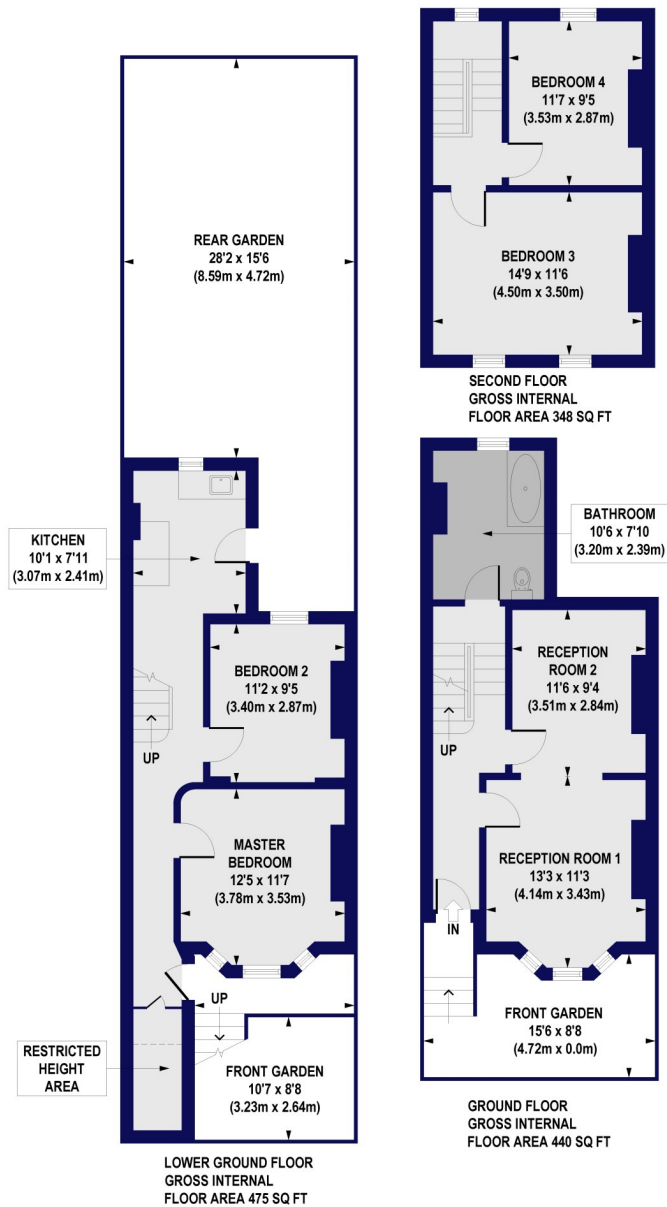


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Leconfield Road, N5

Approx. Gross Internal Floor Area 1263 sq. ft / 117.35 sq. m (Including Restricted Height Area)

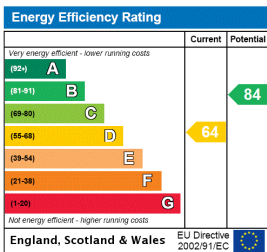
Approx. Gross Internal Floor Area 1243 sq. ft / 115.50 sq. m (Excluding Restricted Height Area)



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.



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