



MOUNTGROVE ROAD, LONDON, N5  
**£1,100,000 TO BE ADVISED**

# A STUNNING, TWO DOUBLE BEDROOM PERIOD CONVERSION WITH OUTSIDE SPACE SET IN THE HEART OF HIGHRIIDV NE

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## DESCRIPTION:

A substantial, two double bedroom period conversion set across the top two floors of this handsome Victorian building, in Highbury, N5. Standing in excess of 1,800 sqft, the property offers wealth of character from original cornicing and feature fireplaces. Accommodation comprises of a wonderfully bright reception room, spanning the full width of the building with two large south facing sash windows. Positioned directly behind is a fully equipped kitchen with ample dining space, opening out to a cleverly designed conservatory with private roof terrace. The master bedroom on the second floor is a mirror image of the reception room, with sensational light pouring in and plentiful period features. The property is completed with another excellent sized bedroom, larger than average bathroom and is offered to the market on a chain free basis.

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. Bus stops on Blackstock road and Green Lane make access to the City and

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# Mountgrove Road, N5

Approx. Gross Internal Floor Area 1867 sq. ft / 173.41 sq. m (Including Restricted Height Area & Eaves)  
 Approx. Gross Internal Floor Area 1587 sq. ft / 147.46 sq. m (Excluding Restricted Height Area & Eaves)



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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