



**ASTON COURT, QUEENS DRIVE, LONDON, N4
£500,000 LEASEHOLD**

TWO BEDROOM APARTMENT SET IN A MODERN BLOCK SITUATED MOMENTS FROM CLISSOLD PARK

Stoke Newington | | stokenewington@winkworth.co.uk

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DESCRIPTION:

Two-bedroom, two-bathroom, apartment with balcony on the fourth floor of a smart purpose-built modern development close to Finsbury Park Station. The property occupies 853 sq. ft of accommodation including open plan living room with balcony and two double bedrooms, one with an ensuite shower room and a main bathroom off the hall. Aston Court presents an inviting opportunity for both first-time buyers and investors alike.

Upon entry, a spacious reception room greets you, with access to the fully fitted kitchen and balcony. With ample light via the double doors this room provides an inviting space to relax and unwind. Continuing down the hallway, you'll discover 2 spacious double bedrooms one with ensuite and a generous family bathroom

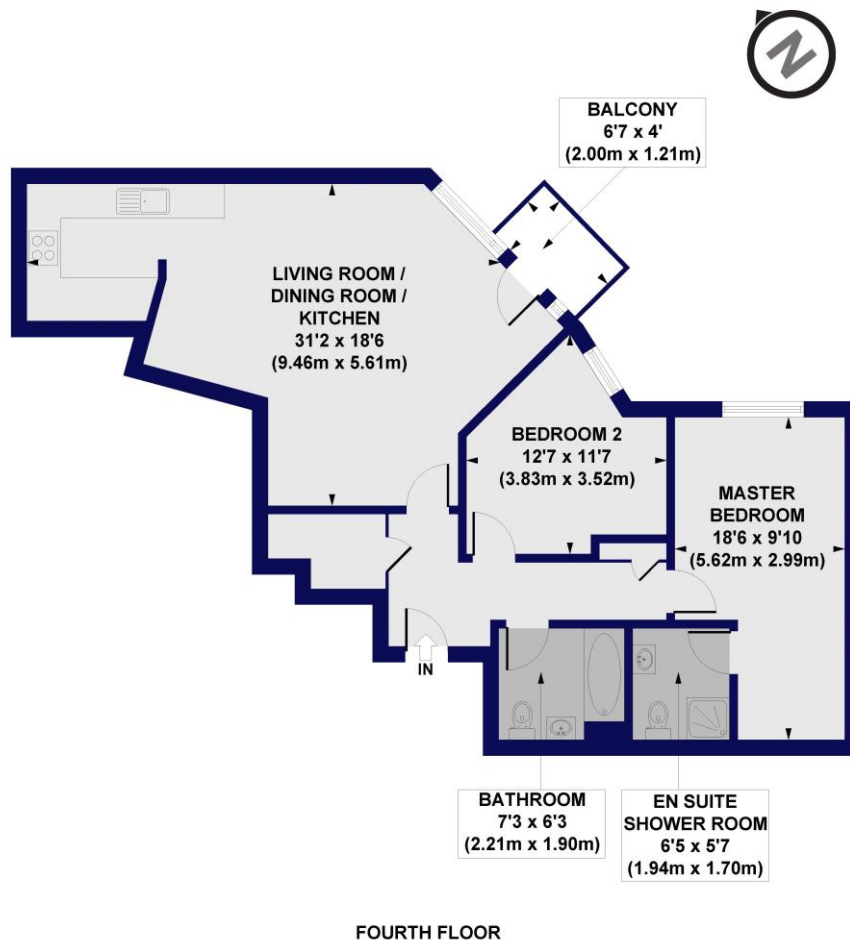
Located on Queens Drive, residents enjoy easy access to the verdant expanses of Finsbury Park, Clissold Park, and the Woodberry Wetlands nature reserve. Nearby Blackstock Road offers a variety of shops, cafes, and eateries, along with convenient bus routes.

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Aston Court, Queens Drive, N4
Approx. Gross Internal Floor Area 853 sq. ft / 79.23 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		82	82
EU Directive 2002/91/EC			

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