



MOUNTGROVE ROAD, LONDON, N5
£575,000 LEASEHOLD

**A BRIGHT, TWO DOUBLE BEDROOM PERIOD
CONVERSION IN NEED OF MODERNISATION IN
HIGHBURY.**

Stoke Newington | | stokenewington@winkworth.co.uk

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DESCRIPTION:

A spacious, two double bedroom maisonette, positioned across the top two floors of this handsome Victorian building in Highbury, N5. Standing close to 900 sqft, the property offers huge potential for a new buyer to put their own stamp on it, yet benefiting from an excellent shell. Accommodation comprises of a wonderfully bright living room spanning the full width of the building on the first floor, with a contemporary kitchen set to the rear. Both bedrooms are genuine doubles and conveniently located on separate floors. The property is completed with a sizeable 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. 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.

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Mountgrove Road, N5

Approx. Gross Internal Floor Area 899 sq. ft / 83.52 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 872 sq. ft / 81.00 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.

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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.

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