



FLAT 8, KIMPTON COURT, MURRAIN ROAD, LONDON, N4
£750,000 LEASEHOLD

A BRIGHT, THREE BEDROOM, TWO BATHROOM APARTMENT WITH SENSATIONAL VIEWS ACROSS CLISSOLD

Highbury | 0207 989 7000 | highbury@winkworth.co.uk





DESCRIPTION:

A stunning, three-bedroom, two bathroom modern apartment positioned on the second floor of this popular development in N4. Standing at 863 sqft, the property offers a wealth of natural light with floor to ceiling, east facing windows throughout. The bright, dual aspect, open plan living room/kitchen is well proportioned and benefits from direct access to a private balcony spanning the full width of the apartment with sensational views across Clissold Park. All three bedrooms are good sizes, the master bedroom featuring a built-in wardrobe and en-suite shower room. The property is completed with a family sized bathroom and ample storage throughout.

Kimpton Court, Murrain Road is a quiet residential street moments from the entrance of Clissold Park whilst allowing for easy access to the green spaces of Finsbury Park and Woodberry Wetland nature reserve. A variety of shops, cafes and eateries are located along Church Street and Blackstock Road along with a selection of bus routes.

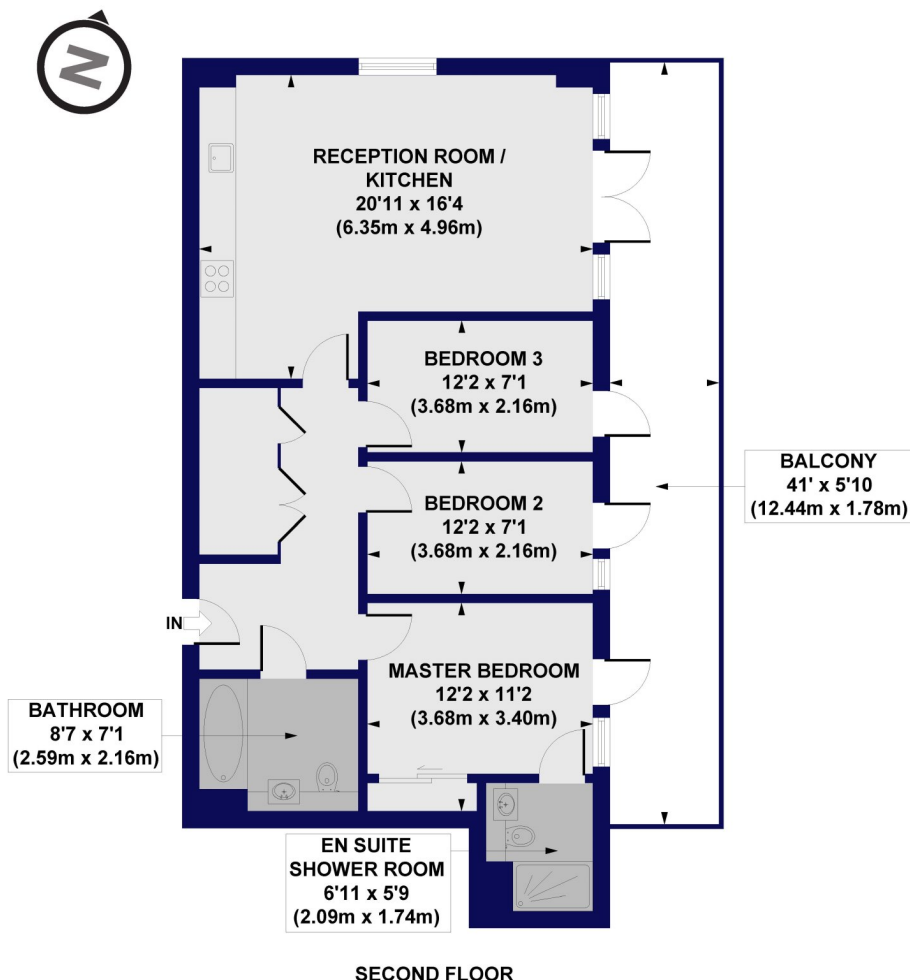
The nearest public transport link is Finsbury Park Station (Victoria, Piccadilly and over ground rail services), Arsenal Underground Station (Piccadilly Line) is also close by whilst Canonbury Station (Overground Lines) is also within easy reach.

Winkworth



Winkworth

Kimpton Court, Murrain Road, N4
 Approx. Gross Internal Floor Area 863 sq. ft / 80.18 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.

Winkworth

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 | | 86 | 86 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.