



Mountgrove Road, N5 2LS

£775,000
Leasehold



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A two bedroom garden apartment with excellent natural light situated within an attractive period conversion. The property is well presented throughout. The flat is arranged over two levels, comprising of a bright reception room with high ceilings, a sizeable & well-equipped kitchen diner with double doors leading out to a substantial private garden. There are two double bedrooms, one located on the lower level and the other on the raised ground floor and a family bathroom. Mountgrove Road is a desirable, quiet street in close proximity to many shops and cafes. It is short walk to Stoke Newington and Highbury, as well as local parks (Clissold Park, Finsbury Park, and Woodberry Wetlands) and both Arsenal and Finsbury Park tube stations & easy access to regular local bus routes. * The property can be purchased with the upper floor unit which is also being marketed, and converted back into a Freehold House.

- Two Double Bedrooms
- Private Garden
- 856sqft/79.5sqm
- Private Entrance
- Split Level
- Potential to buy both units, as one
- Close to Clissold Park
- Great location



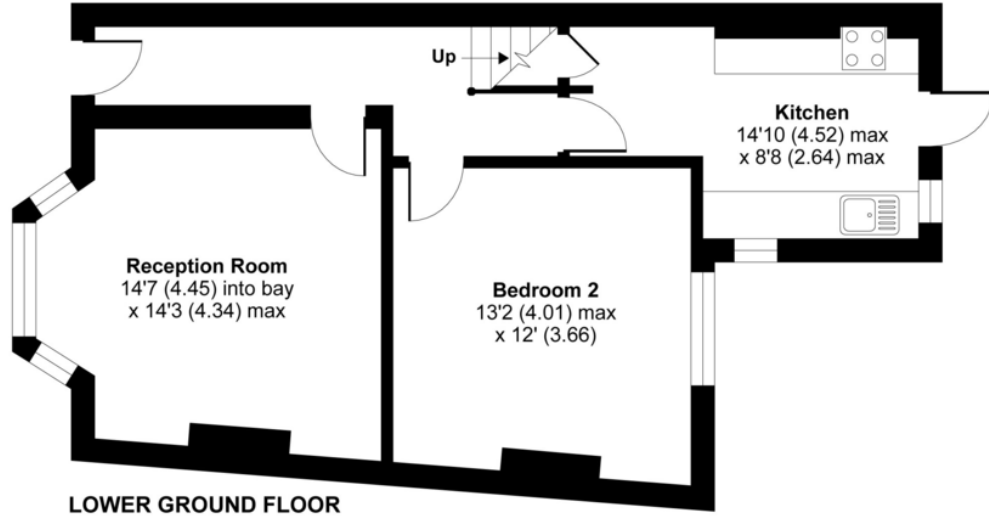
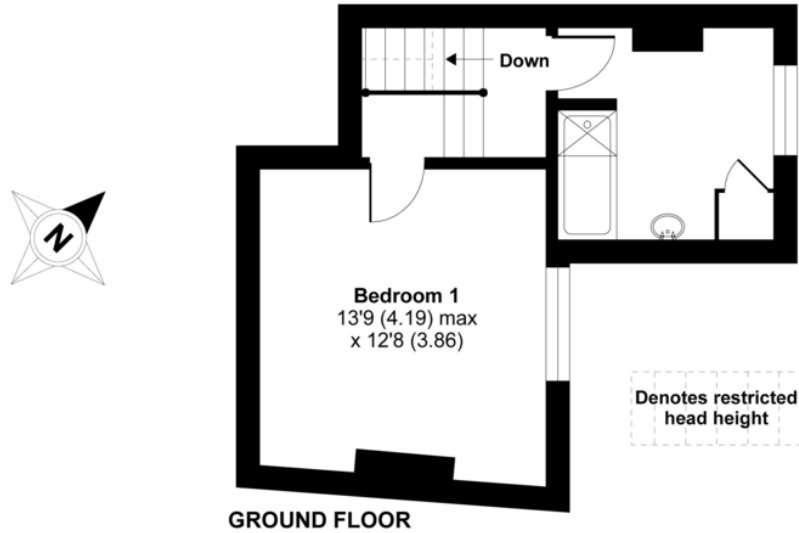


Flat 34B, Mountgrove Road, London, N5 2LS

APPROX. GROSS INTERNAL FLOOR AREA 856 SQ FT 79.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

DAVID ANDREW

your most valuable asset



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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