



Mountgrove Road, N5 2LT

Asking Price Of £240,000
Leasehold



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One bedroom apartment located on the ground and lower floors of this shop conversion, with 565sqft/52.5sqm of living space and private entrance. This apartment comprises of a good size reception room located on the ground level with an open plan kitchen area, a good size bedroom and a family bathroom, which is located on the lower ground floor. Mountgrove Road is well-located street in close proximity to shops and cafes, just 5 minutes' walk to Highbury & Stoke Newington, as well as local parks (Clissold Park, Finsbury Park, Gillespie Nature Reserve and Woodberry Wetlands). It is served by unparalleled access to Zone Two Victoria/Piccadilly lines, Overground and National Rail, and regular bus routes. ""cash buyers only""

- One Bedroom
- shop conversion
- 94 years lease
- 565sqft/52.5sqm
- Epc Rating E
- Private Entrance
- Close to Clissold Park
- Service & Maintenance charge £1210pa





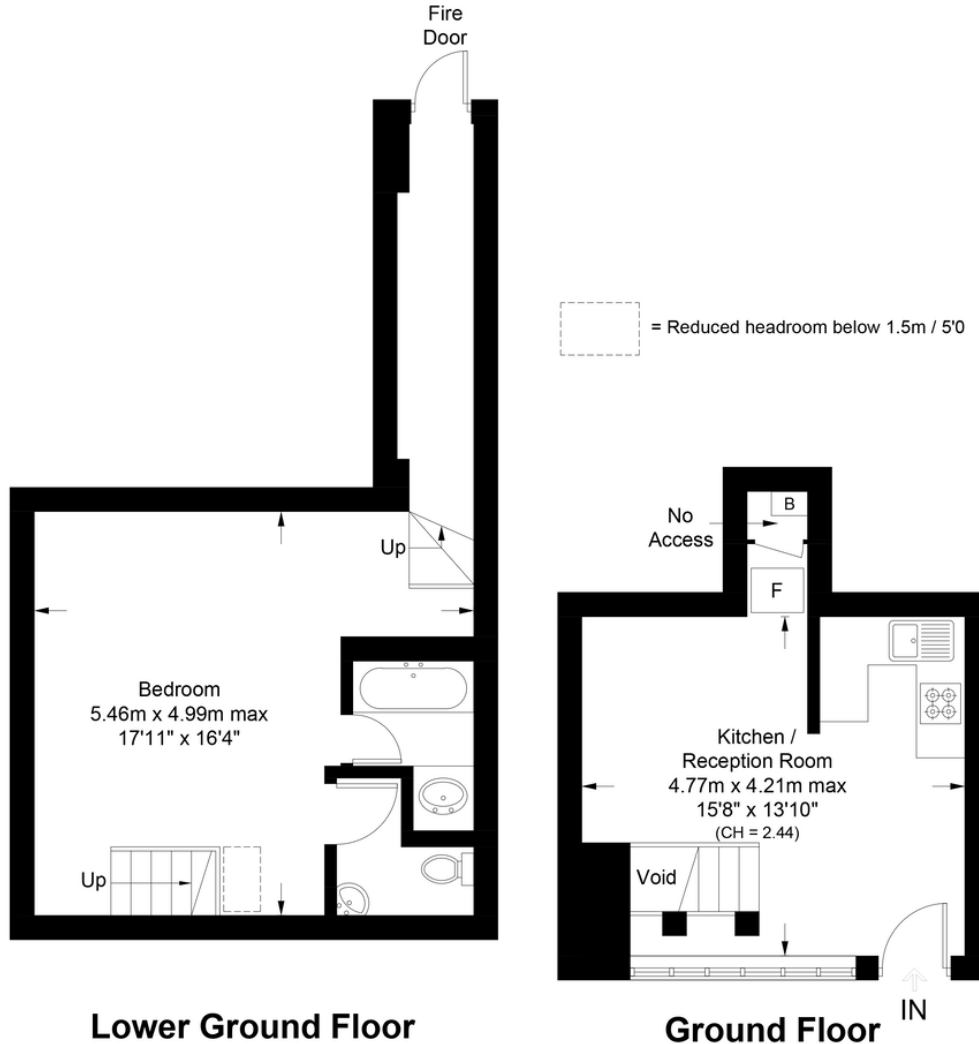


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Approximate Gross Internal Area = 565 sq ft / 52.5 sq m
Reduced Headroom = 4 sq ft / 0.4 sq m
Total = 569 sq ft / 52.9 sq m
(Including Void)

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Lower Ground Floor

Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London N5 2XE

T (0)20 7354 9111

Stroud Green Office

167 Stroud Green Road
London N4 3PZ

T (0)20 7281 2000

General Contact



Certified Property Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1089639)

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Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

