



3 MASEFIELD COURT POETS ROAD N5 2SJ

£525,000
LEASEHOLD

Chain Free- Available to view by appointment only and set within a purpose built block, this light and bright two bedroom, first floor flat boasts over 700 sq. ft. (65 sq. m.) of internal accommodation excellent entertaining space, a private balcony.

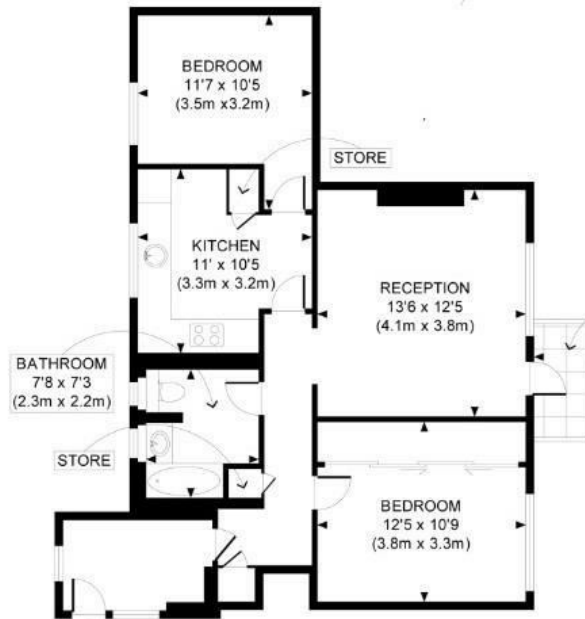
The property is located on the first floor comprising impressive reception room leading to the private balcony, separate kitchen, master bedroom, double guest bedroom and a modern tiled bathroom suite.

Masefield Court, is located on a quiet residential street (Poets Road), only moments from the many bars, restaurants, coffee houses of Newington Green with transport links including Canonbury Station (Overground), Highbury & Islington Station and a wide variety of bus routes allowing easy access into The City and West End.

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Masefield Court, N5

Total Area: 700 sq ft/ 65 sq metres approx.



Please note: Whilst every attempt has been made to ensure the accuracy of our floor plans please note that measurements are approximate and no responsibility is taken for any error, omission or misstatement. The floor plans we produce are for representation purposes only and should be used as such by any prospective purchaser. No guarantee is given on the total square footage of the property if quoted on our plans. Any figure given is for initial guidance only and should not be relied on as a basis for valuation purposes.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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