



Located in this prestige modern development and being a moments' walk to Finsbury Park's excellent travel and multiple shopping facilities, is this very spacious one double bedroom luxury apartment with super open plan kitchen and BALCONY.

Benefits from modern kitchen with dishwasher, Bathroom with shower, bike storage and communal gated outdoor space.

Internal viewing is urgently advised to avoid disappointment.

**Biggerstaff Street, London, N4 3FH**

**£425,000 Leasehold**

HOBARTS ESTATE AGENTS

23 Ferme Park Road, Stroud Green, London, N4 4DS

[stroudgreen@hobarts.co.uk](mailto:stroudgreen@hobarts.co.uk)

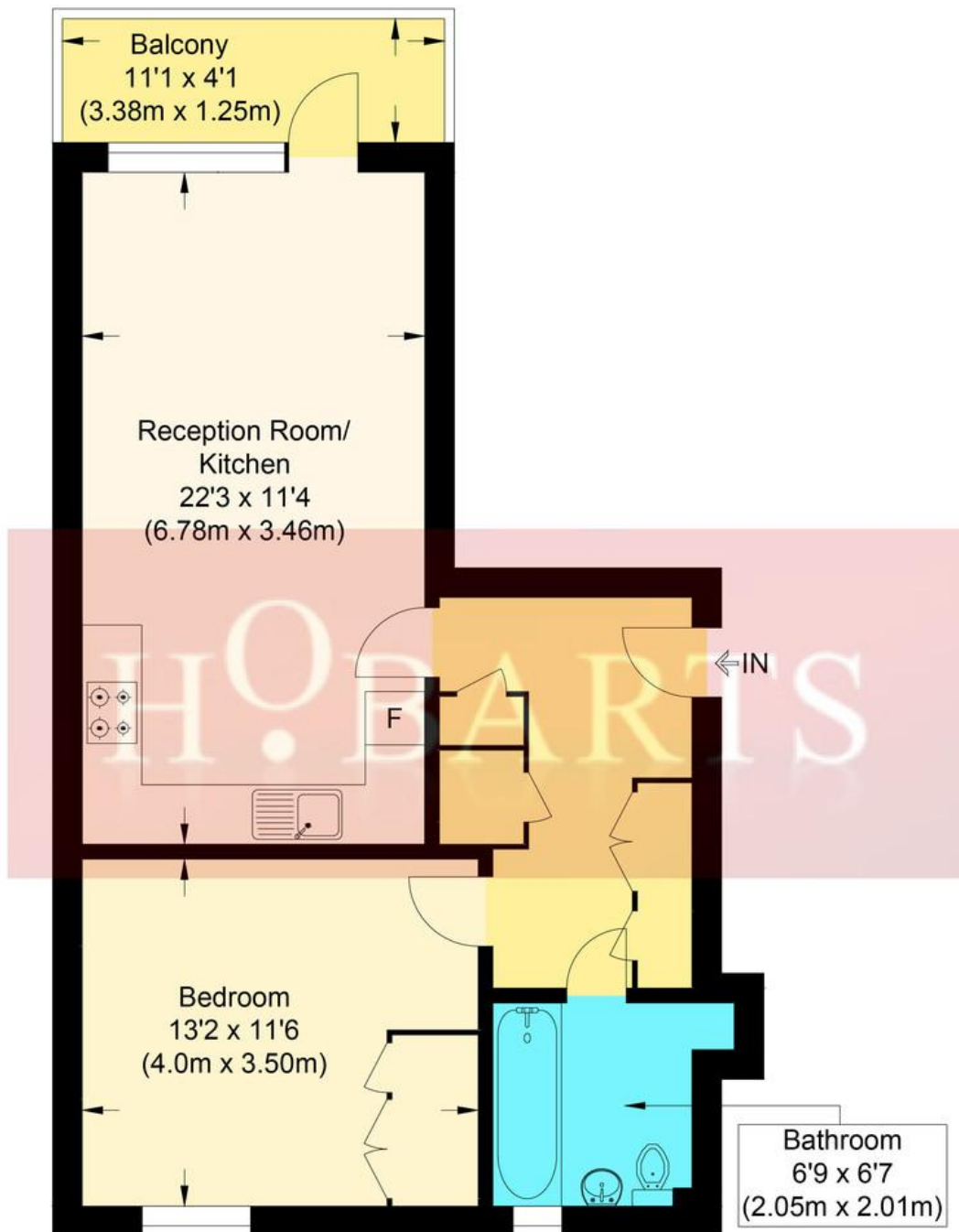
[www.hobarts.co.uk](http://www.hobarts.co.uk)

020 8342 9000



- **Modern new build**
- **Fully fitted kitchen**
- **Balcony off reception room**
- **Bike shed**
- **Finsbury Park transport hub minutes away**

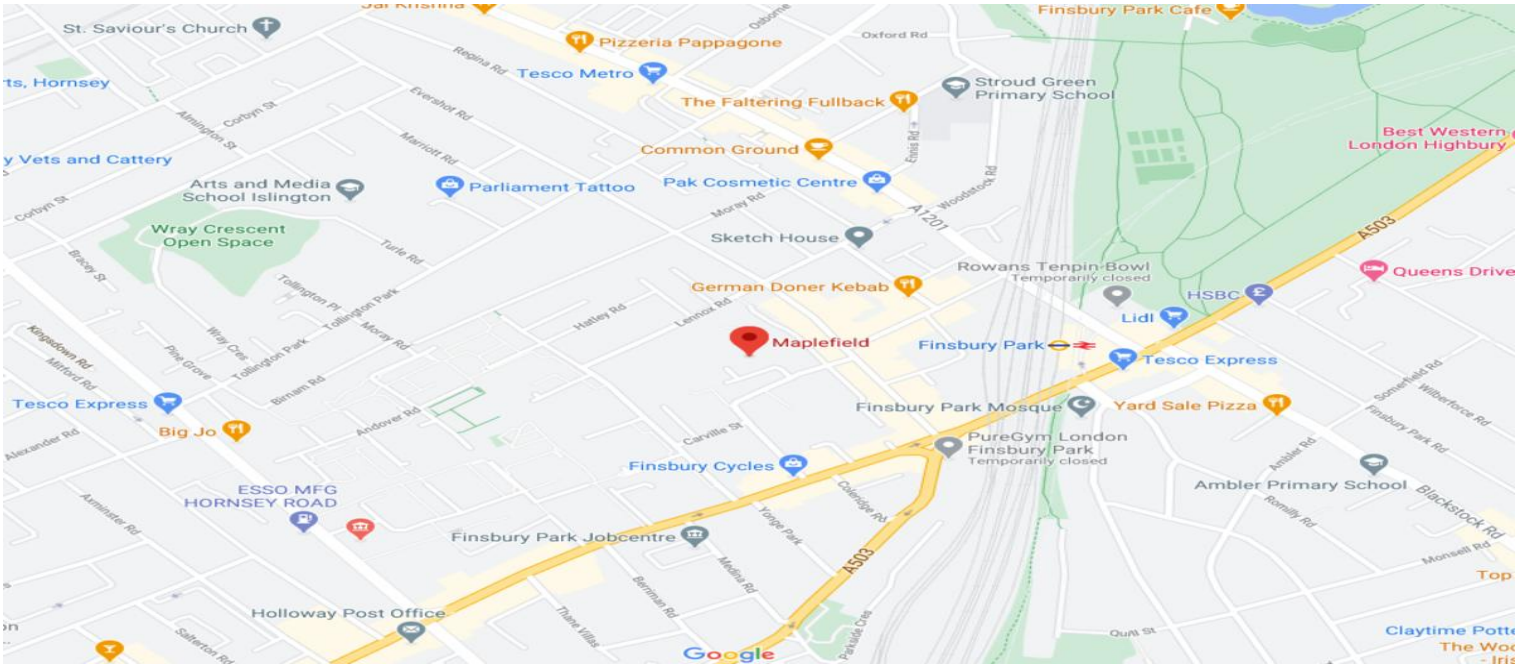
- **One double bedroom**
- **Open plan kitchen reception room**
- **Modern bathroom with shower**
- **Communal gated outdoor space**
- **Shopping and amenities of Finsbury Park and Holloway close by**



## Maplefield

Approximate Gross Internal Floor Area : 52.90 sq m / 569.41 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92-100)                                    | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| EU Directive 2002/91/EC                     |   | 84      | 85        |
| England, Scotland & Wales                   |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |         |           |
| (92-100)  | A |         |           |
| (81-91)   | B |         |           |
| (69-80)   | C |         |           |
| (55-68)   | D |         |           |
| (39-54)   | E |         |           |
| (21-38)   | F |         |           |
| (1-20)  | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
| EU Directive 2002/91/EC   |   | 83      | 84        |
| England, Scotland & Wales                                       |   |         |           |

**Tenure:**  
Leasehold

**Ground rent:**

**Service Charges:**

**Local Authority:**  
Islington London  
Borough Council

**Viewings:**  
Strictly by appointment via  
**HOBARTS ESTATE AGENTS**  
020 8342 9000

**Contact:**  
23 Ferme Park Road  
N4 4DS

**stroudgreen@hobarts.co.uk**  
**www.hobarts.co.uk**



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.