



Casbeard Street

London, N4

Offers in excess of £800,000

A spacious 3 bedroom apartment located on the ground and first floor of a modern development benefitting from a private garden overlooking the communal gardens.



Casbeard Street

London, N4

- 3 double bedrooms
- 2 bathrooms
- Maisonette
- Private entrance
- Private garden
- Moments from Clissold Park



A spacious 3 bedroom apartment located on the ground and first floor of a modern development benefitting from a private garden overlooking the communal gardens. The ground floor offers ample living space with an open-plan kitchen/living room leading on to the terraced garden; the kitchen is modern and fully equipped with plenty of cupboard and worktop space; the downstairs benefits from a cloakroom WC which also houses the washing machine; Upstairs comprises of the 3 bedrooms, with the master bedroom benefitting from an en-suite shower room and floor to ceiling doors opening up to Juliet balconies; the master bathroom comprises of a bath with overhead shower. Additionally there is secure cycle storage that residents have access too. Casbeard Street is a quiet residential road with superb access to a wealth of local amenities including the 'Castle' climbing centre, Woodberry Down Wetlands, the boating club at West Reservoir, along with the various shops and restaurants of Blackstock Road and Highbury Park. Somewhat spoilt for transport with Arsenal Underground, along with Finsbury Park station providing an interchange for both National Rail and London Underground services, with trains on the Piccadilly and the Victoria Lines, along with a number of bus routes on both Blackstock Road and Green Lanes. The greenery and amenities of both Finsbury Park & Clissold Park are easily accessible.

Tenure: Leasehold 118 years 5 months

Service Charge: £3,100 per annum

Ground Rent: £400

Local Authority: Hackney

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	85	85
(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	

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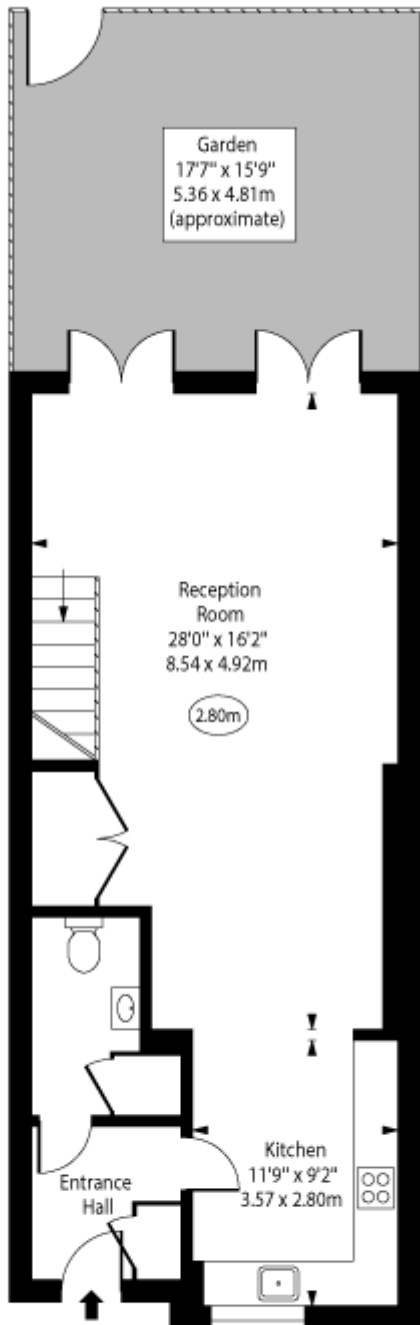
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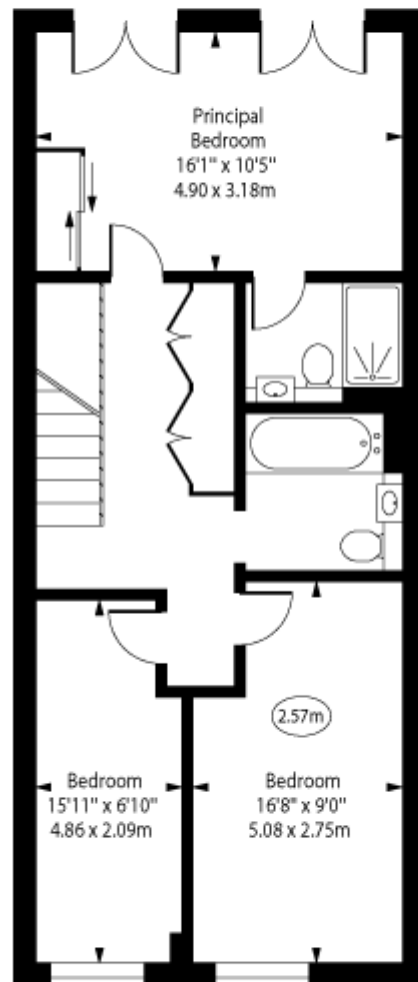
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○ - Ceiling Height



Ground Floor



First Floor

Approx Gross Internal Area

1292 Sq Ft - 120.03 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 022909J

