



Leconfield Road

Newington Green, N5

Asking Price £800,000

A beautifully presented two double bedroom maisonette, benefitting from a private garden and set on a peaceful residential street only moments from Newington Green.



Leconfield Road

Newington Green, N5

- Two double bedrooms
- Beautifully presented
- Own private entrance
- Secluded courtyard garden
- Moments from Newington Green
- Private parking to the rear



A beautifully presented two double bedroom maisonette, benefitting from a private garden and set on a peaceful residential street only moments from Newington Green. Accommodation is generously proportioned comprising; the high quality kitchen and large reception space on the ground floor, leading to the landscaped rear garden. Leconfield Road is a quiet residential street, perfectly located for local shops, cafes and restaurants situated nearby in Newington Green, Highbury Barn and Stoke Newington which are all well known for their village atmosphere can also be found locally and provides a selection of boutique shops and bars as well as theatres and a vibrant nightlife. The green spaces of Highbury Fields and Clissold Park are within close proximity. Transport across London is made easy with Overground links at nearby Canonbury, providing easy access to the City and East London, whilst Highbury and Islington (Victoria line) is the closest underground link. Numerous good bus routes can also be found nearby along with easy access to St Pancras International and links to Stansted Airport.

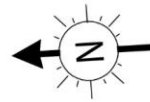
Tenure: Leasehold 161 years two months remaining
Service Charge: £1,656 per annum
Local Authority: Islington Council
Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

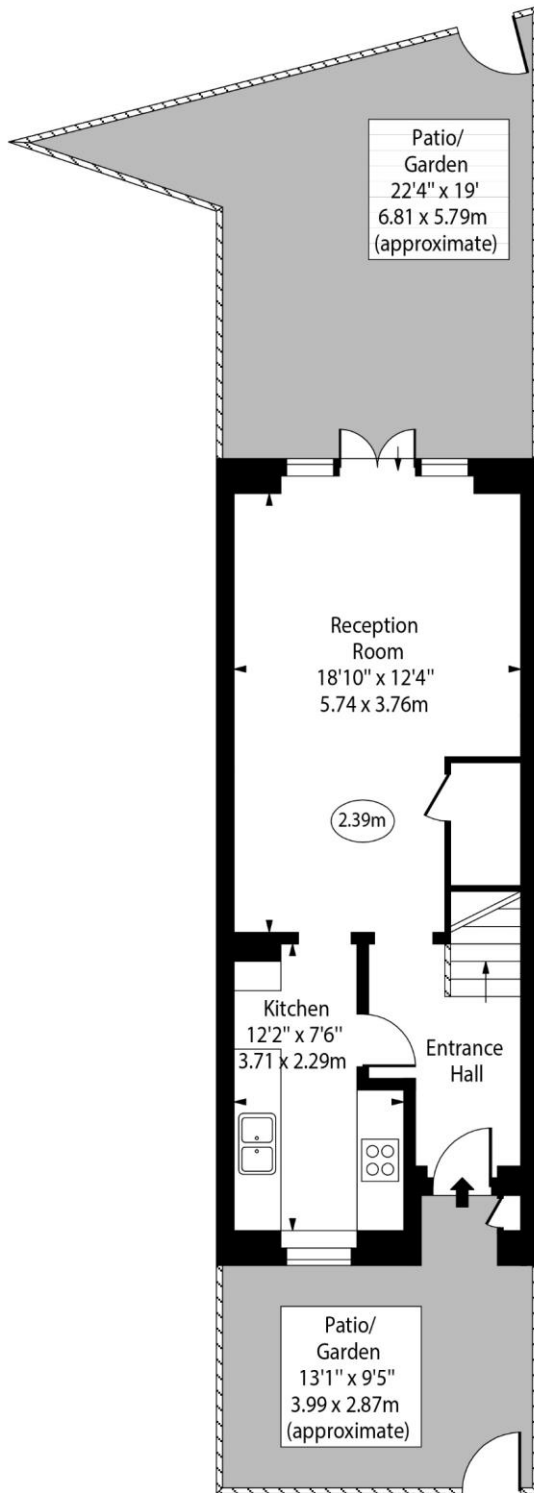
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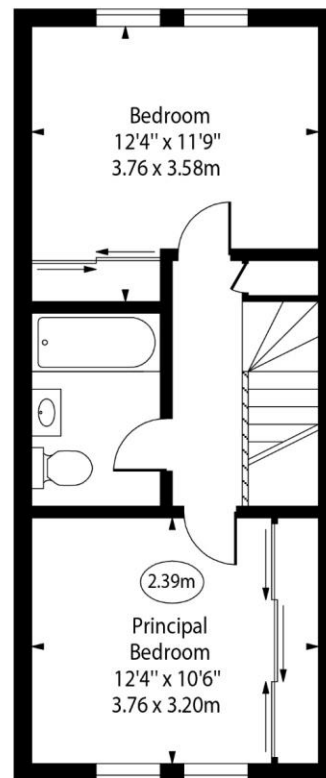
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○ - Ceiling Height



Ground Floor



First Floor

Approx Gross Internal Area 802 Sq Ft - 74.50 Sq M

For Illustration Purposes Only - Not To Scale

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