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Brownswood Road, London N4

£400,000 FOR SALE

Apartment

1 bed 1 bath 1 kitchen



Brownswood Road, London N4 £400,000

Description

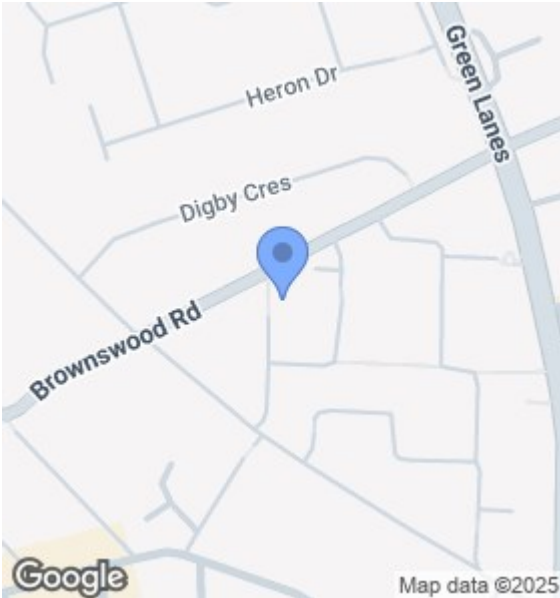
A bright and spacious one-bedroom apartment ideally positioned just moments from Clissold Park and the vibrant Stoke Newington Church Street. Set on the third floor of a purpose-built development, the property also benefits from being within walking distance of Finsbury Park's train and tube stations.

The apartment offers a light-filled open-plan kitchen and reception area leading onto a private balcony, a generous double bedroom, a well-proportioned bathroom, and great storage throughout. Residents of Hexton Court enjoy easy access to Clissold Park with its tennis courts, café, jogging track, and popular farmers' markets, as well as the nearby Woodberry Wetlands Nature Reserve.

For convenient links into central London, Finsbury Park station is just a short walk away. This apartment would make an excellent first-time purchase, and early viewings are highly recommended.

Key Features

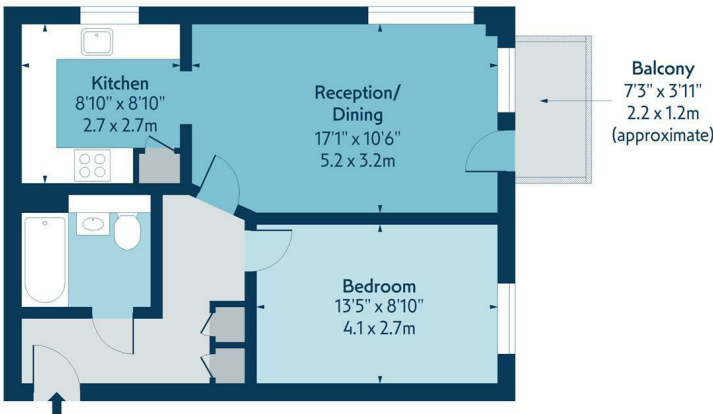
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	C
Council Tax	



Floorplan

Hexton Court, N4

Approx. Gross Internal Area 531 Sq Ft - 49.37 Sq M
Approx. Gross Balcony Area 30 Sq Ft - 2.79 Sq M



Third Floor

Floor Area 531 Sq Ft - 49.37 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
ipaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	
(69-80) C			
(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	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.