



Mountgrove Road LGF, N5 2LS

Guide Price £1,025,000  
Share of Freehold





# Mountgrove Road

Guide Price £1,025,000

Share of Freehold

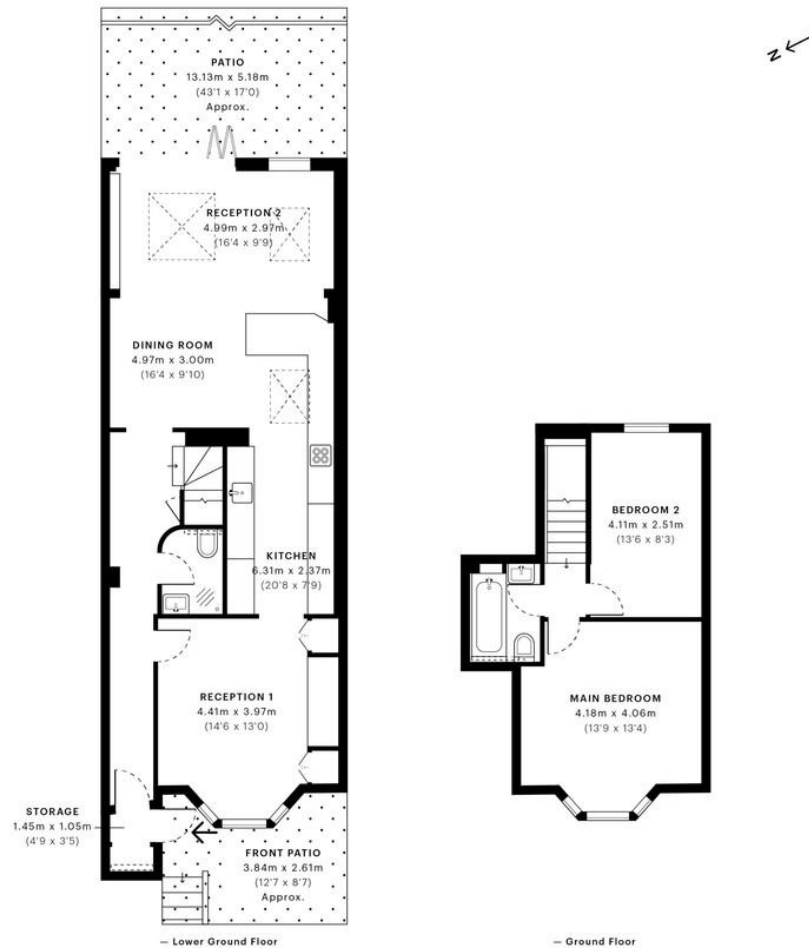
A very well presented three bedroom garden apartment in Highbury N5 renovated to a very high standard with lots of natural light, high ceilings and a private garden extending to 43ft, with internal living space of 1121sqft/104.20sqm. Arranged over two levels of a large Victorian house, this garden flat is beautifully presented throughout with contemporary decoration and plenty of original charm and character. The flat comprises of a substantial reception room facing the private mature garden with a large kitchen diner with mod cons, three good size double bedrooms, family bathroom and another bathroom located off the main hallway. Mountgrove Road is a desirable, quiet and well-located street in close proximity to many shops and cafes. It is minutes' walk to Stoke Newington and Highbury, as well as local parks (Clissold Park, Finsbury Park)

- Three Double Bedrooms
- Private Garden
- 1121sqft/104.20sqm
- Epc C Rating
- Chain Free Sale
- Great N5 Location
- Close To Clissold Park & Highbury Fields
- Mins Walk to Highbury Barn









GROSS INTERNAL AREA (GIA)  
The footprint of the property  
104.20 sqm / 1121.60 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
98.02 sqm / 1055.08 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.20 sqm / 2.15 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 102.18 sqm / 1099.86 sqft  
IPMS 3C RESIDENTIAL 98.67 sqm / 1062.07 sqft  
SPEC ID: 60db1a5e5c6b790de01df6e7

#### Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

#### Archway Office

671 Holloway Road  
London, N19 5SE

T (0)20 7619 3750

#### Highbury Office

90 Highbury Park  
London N5 2XE

T (0)20 7354 9111

#### Stroud Green Office

167 Stroud Green Road  
London N4 3PZ

T (0)20 7281 2000

#### General Contact

E [info@davidandrew.co.uk](mailto:info@davidandrew.co.uk)

