



Plimsoll Road, N4 2EN

Asking Price Of £575,000  
Share of Freehold





# Plimsoll Road

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A very well presented and two-bedroom apartment with lots of natural light and high ceilings. Arranged on the first floor levels, this apartment has been beautifully presented throughout. This apartment comprises a bright reception room, high ceilings and good size open plan kitchen/diner fitted with mod cons. Internally the flat is 570sqft/52.9sqm. There are two bedrooms, located to the rear of the property and family shower room. Plimsoll Road is a desirable, quiet and well located street in close proximity to shops and cafes, minutes walk to Highbury Barn and Stoke Newington, as well as local parks (Clissold Park, Gillespie Nature Reserve and Highbury Fields) and primary schools and nurseries. It is served by unparalleled access to Zone Two Victoria/Piccadilly lines, Overground and National Rail, and regular bus routes.

- Two Bedrooms
- Period Conversion
- 570sqft/52.9sqm
- Epc Rating C
- First Floor
- Great Location
- Good Transport Links
- Close To Highbury Barn



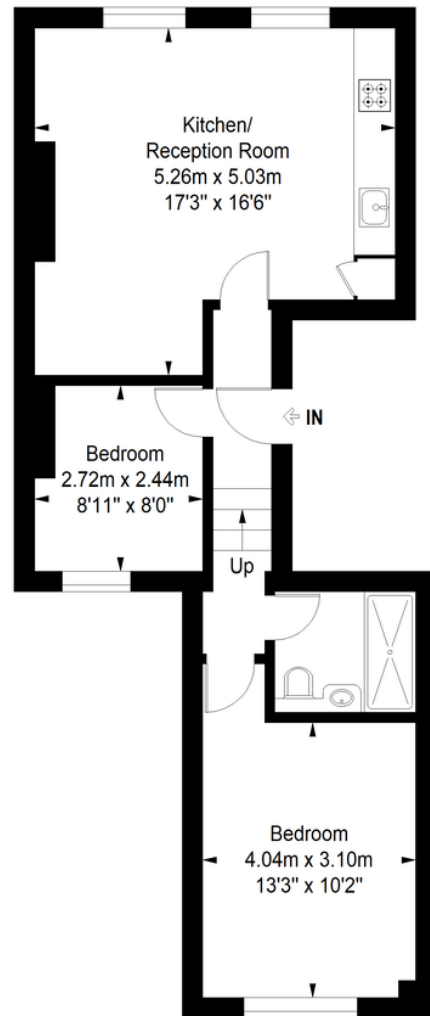






## Plimsoll Road, N4

Approximate Gross internal Area = 570 sq ft / 52.95 sq m



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### 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 of 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.

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