



Mountgrove Road, N5 2LT

£275,000
Leasehold



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One bedroom apartment located on the ground and lower floors of this shop conversion, with 565sqft/52.5sqm of living space and private entrance. This apartment comprises of a good size reception room located on the ground level with an open plan kitchen area, a good size bedroom and a family bathroom, which is located on the lower ground floor. Mountgrove Road is well-located street in close proximity to shops and cafes, just 5 minutes' walk to Highbury & Stoke Newington, as well as local parks (Clissold Park, Finsbury Park, Gillespie Nature Reserve and Woodberry Wetlands). It is served by unparalleled access to Zone Two Victoria/Piccadilly lines, Overground and National Rail, and regular bus routes.

- One Bedroom
- shop conversion
- 94 years lease
- 565sqft/52.5sqm
- Epc Rating E
- Private Entrance
- Close to Clissold Park
- Service & Maintenance charge £1210pa







Mountgrove Road, N5

Approximate Gross Internal Area = 565 sq ft / 52.5 sq m
Reduced Headroom = 4 sq ft / 0.4 sq m
Total = 569 sq ft / 52.9 sq m
(Including Void)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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Certified Property Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1089639)

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Agent's Note:

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