



Mountgrove Road, N5 2LT

£400,000  
Leasehold



# Mountgrove Road

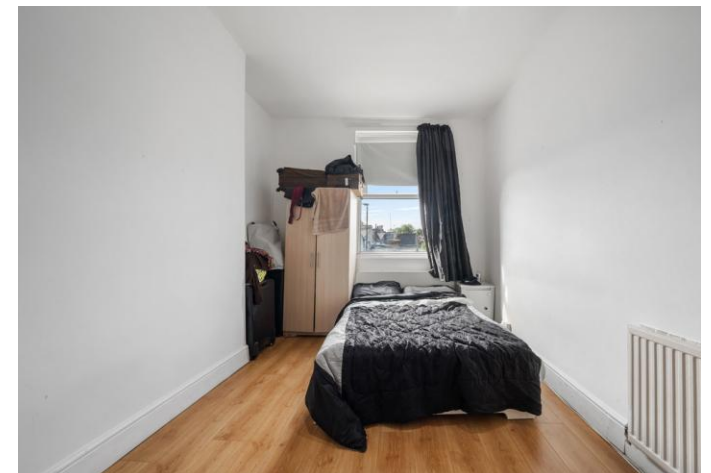
£400,000

Leasehold

Two bedroom apartment located on the first floor of this conversion, in a sought-after area in Highbury. Arranged on the one level, this light-filled apartment has good height ceilings throughout, with 579sqft/53.8sqm of living space. This apartment comprises of a good size reception room with an open kitchen which is fully fitted, two good size bedrooms located and a family bathroom. 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.

- Two Double Bedrooms
- First Floor
- Conversion
- 579sqft/53.8sqm
- Epc Rating E
- 92 years lease
- Close to Clissold Park
- Service & Maintenance charge £1450pa

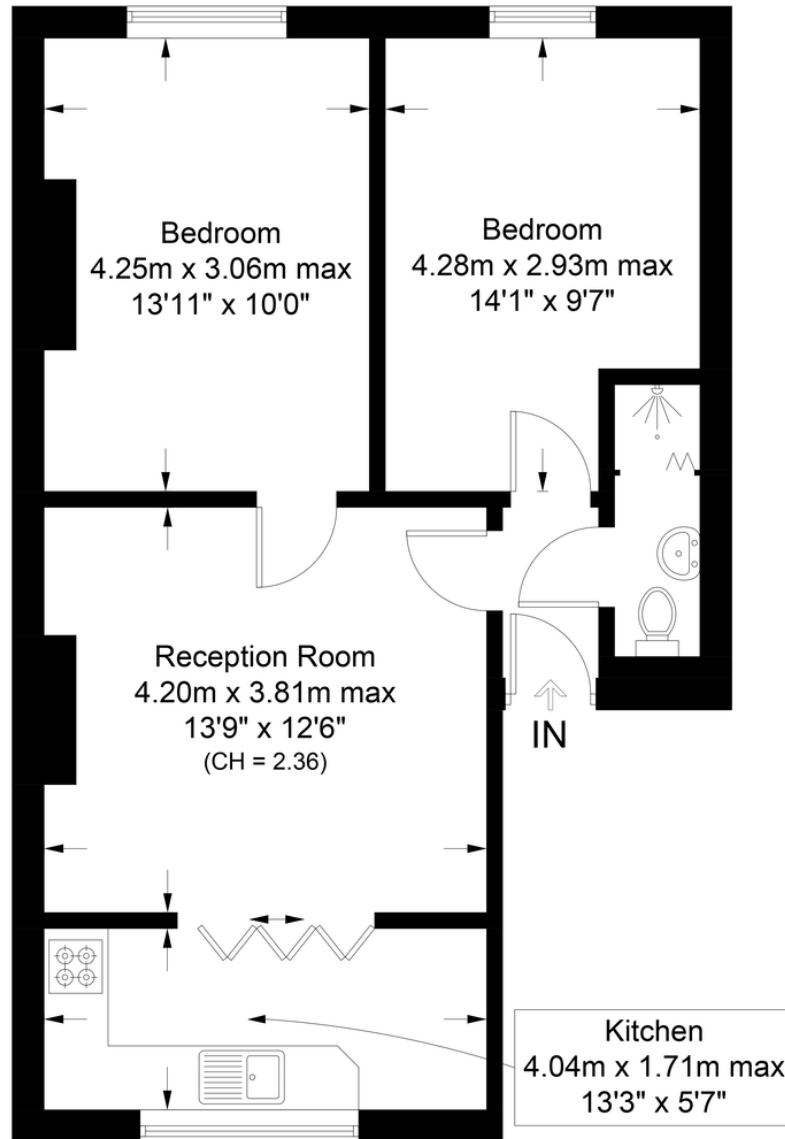






# Mountgrove Road, N5

Approximate Gross Internal Area = 579 sq ft / 53.8 sq m



**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. (ID1090155)

**DAVID ANDREW** your most valuable asset

# DAVID ANDREW

your most valuable asset

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)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 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 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.