



Mountgrove Road, London
£735,000

**DAVID
ANDREW**

your
most
valuable
asset

Mountgrove Road

London, London

A very well presented two-bedroom garden flat located on Mountgrove Road, Highbury. This good size residence is arranged over two levels, with private entrance and offers an abundance of natural light throughout. The property offers a large separate reception room with a large bay window, two good size bedrooms, a private rear garden extending to 69ft, fully fitted kitchen and a good size family bathroom. Mountgrove Road is quiet & perfectly located for the local amenities of Highbury, and the delightful green spaces of Clissold Park, Finsbury Park & Highbury Fields. Excellent transport links are provided via Highbury & Islington Station, Canonbury, Arsenal and Finsbury Park (National Rail and Victoria Line), plus many, well-connected local bus routes.

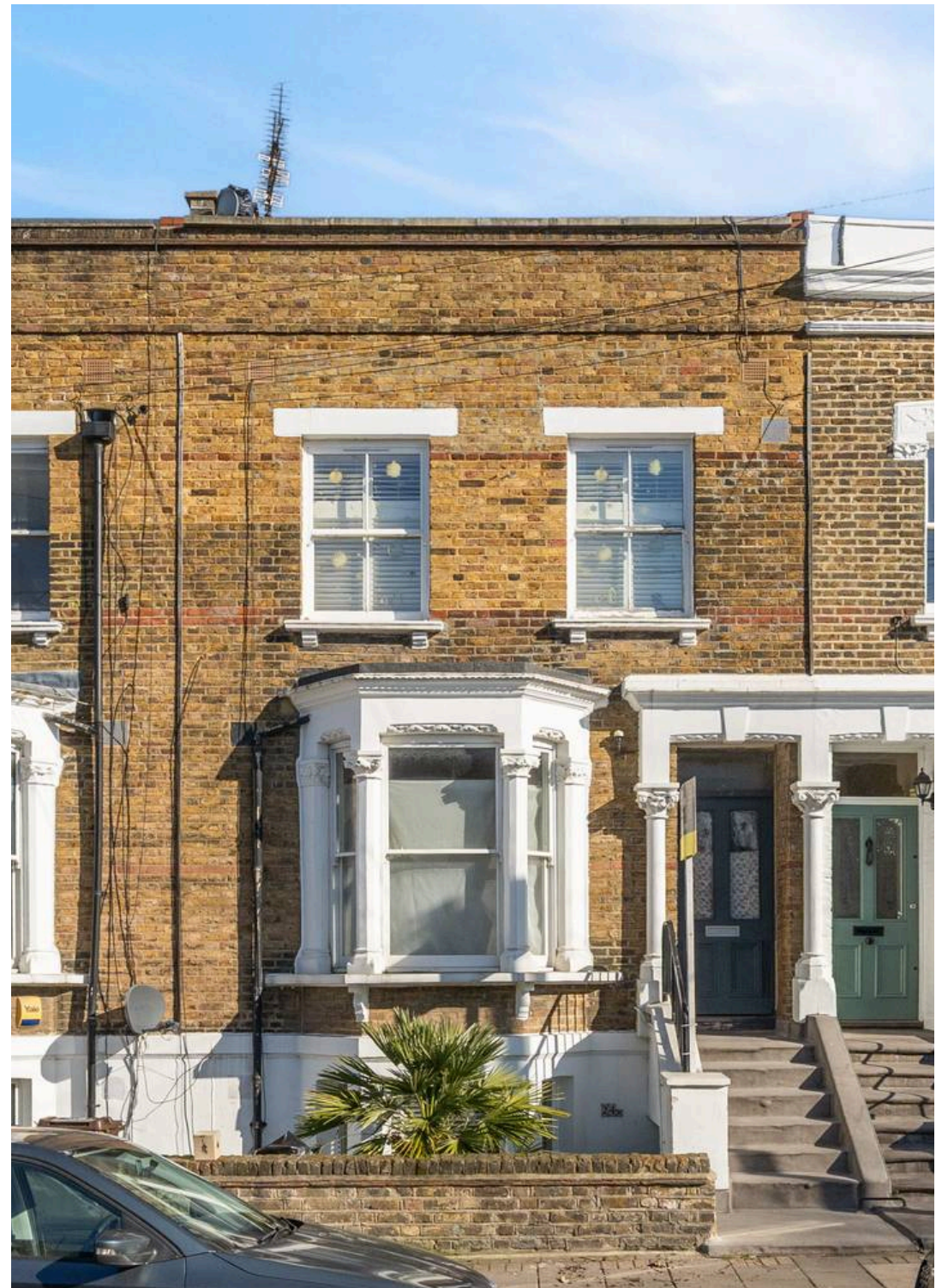
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Two Double Bedrooms
- Private entrance
- Private Garden Extending to 69ft
- Very Well Presented
- Split Level
- Close to Clissold Park
- Close To Highbury Barn
- Great Location





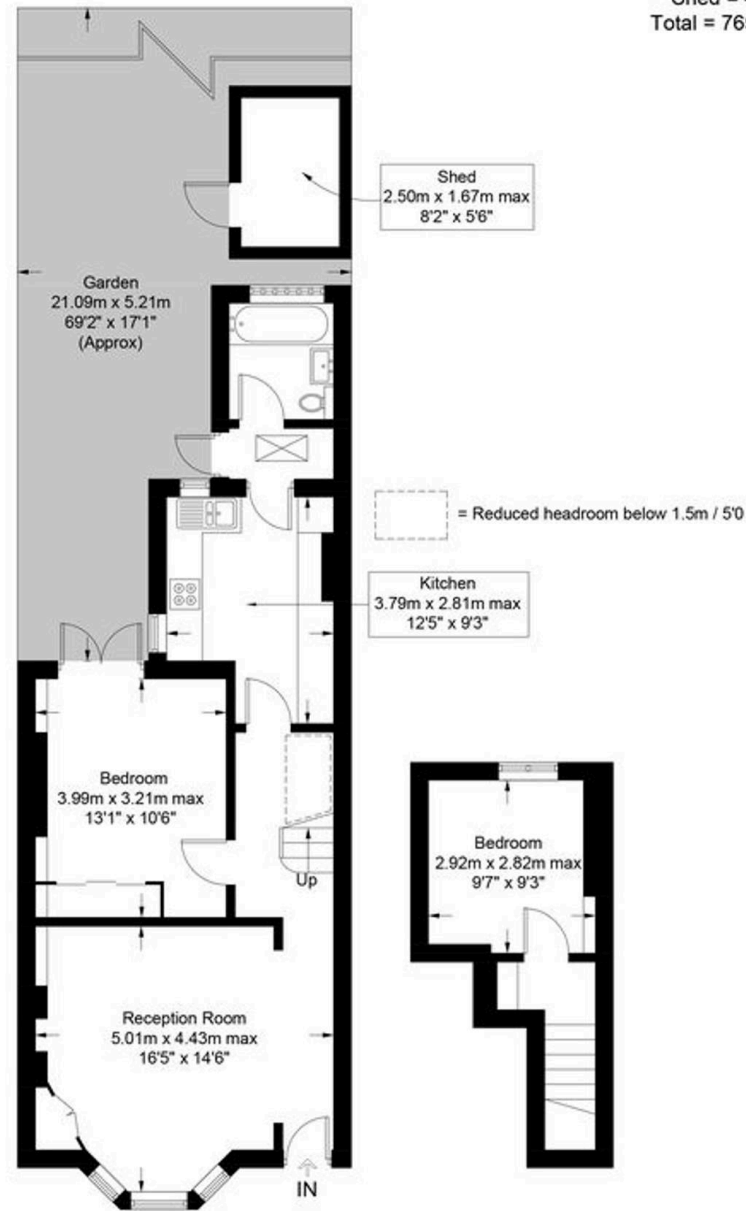


Mountgrove Road, N5

Approximate Gross Internal Area = 708 sq ft / 65.8 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 13 sq ft / 1.2 sq m
Shed = 44 sq ft / 4.1 sq m
Total = 765 sq ft / 71.1 sq m

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Lower Ground Floor

Raised Ground Floor



**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. (ID1175772)



has been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own d those of professional s. David Andrew Estates bility for any error contained

in these particulars.

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