



Dunford Road, N7 6EL

£700,000  
Leasehold



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Presented to the market in exceptional condition, this 915 sqft upper maisonette comprises two double bedrooms, a generous study, family bathroom and modern kitchen. The spacious reception benefits from hardwood flooring, period features and built-in shelving.

The kitchen offers lots of storage and shelving together with plenty of worktop space for food preparation. There is also direct access from the kitchen to the shared rear garden. Set in a quiet cul-de-sac, this property will surely be a popular family option.

Dunford Road is well-located for access to the wealth of shops, bars, cafes, restaurants and amenities on Holloway Road and is walking distance to the green spaces at Highbury Fields and to Holloway Road underground station (Piccadilly Line).

- 915 sq ft - 85 sqm
- Two double bedrooms
- Double-glazed throughout
- Recently refurbished
- Shared rear garden
- Modern kitchen
- Period features
- Study with built-in storage





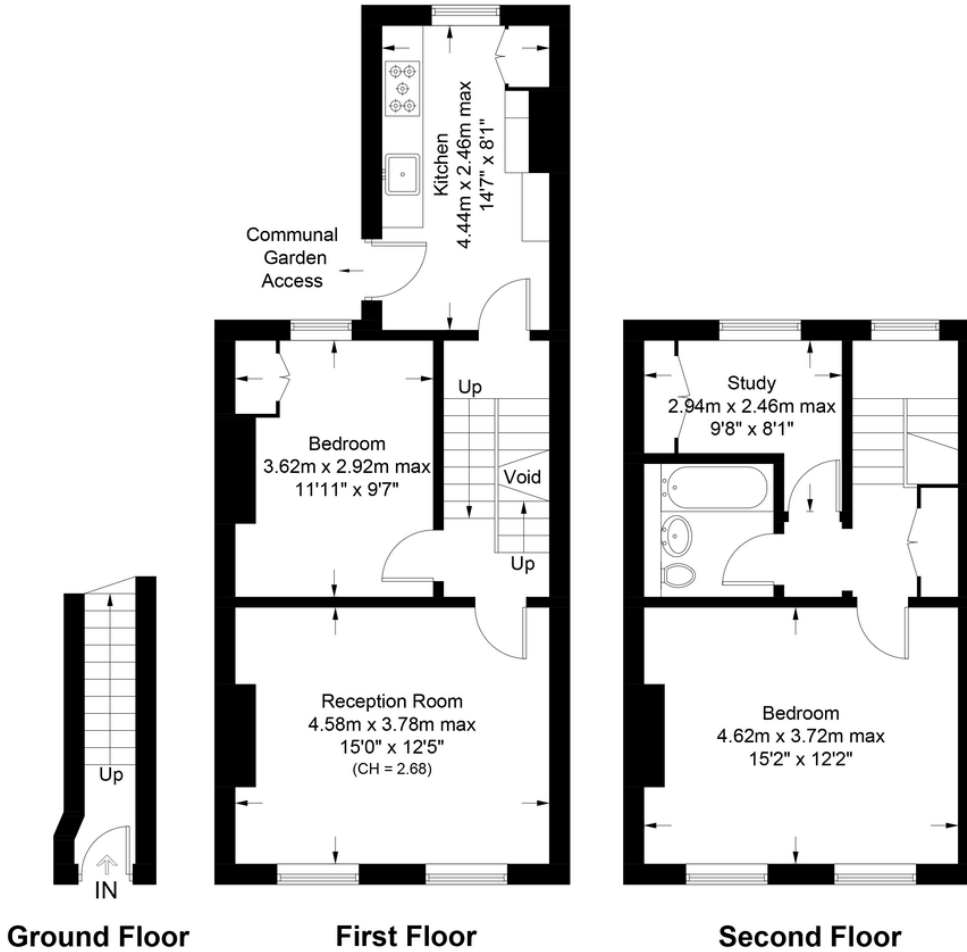


# Dunford Road, N7

Approximate Gross Internal Area = 915 sq ft / 85.0 sq m

# DAVID ANDREW

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   C	79   C
55-68	D		
39-54	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. (ID1134078)

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### Agent's Note:

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