



Monsell Road, N4 2UH

Asking Price Of £575,000
Leasehold



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This delightful Mews flat is located in Monsell Court, originally a factory, and later designed by Award-Winning Architects Julian Cowie for residential conversion. This sun-filled one bedroom flat with large windows, is both spacious and has plenty of unique charm. Enjoy a large and open living / dining area with French windows opening onto a Juliet balcony that overlooks the palm trees in the courtyard below . There is a separate kitchen, modern bathroom and spacious bedroom with built in wardrobes. It is well presented throughout and benefits from lots of natural light.

Monsell Court is nestled on the borders of Highbury and Finsbury Park, with plenty of independent boutiques, cafes and restaurants at your doorstep. This property is moments from Clissold Park, Finsbury Park and Highbury Fields as well as minutes walk from Arsenal Tube Station (Picadilly Line), and Finsbury Park Station (National Rail, Victoria and Piccadilly Line) and plenty of bus routes.

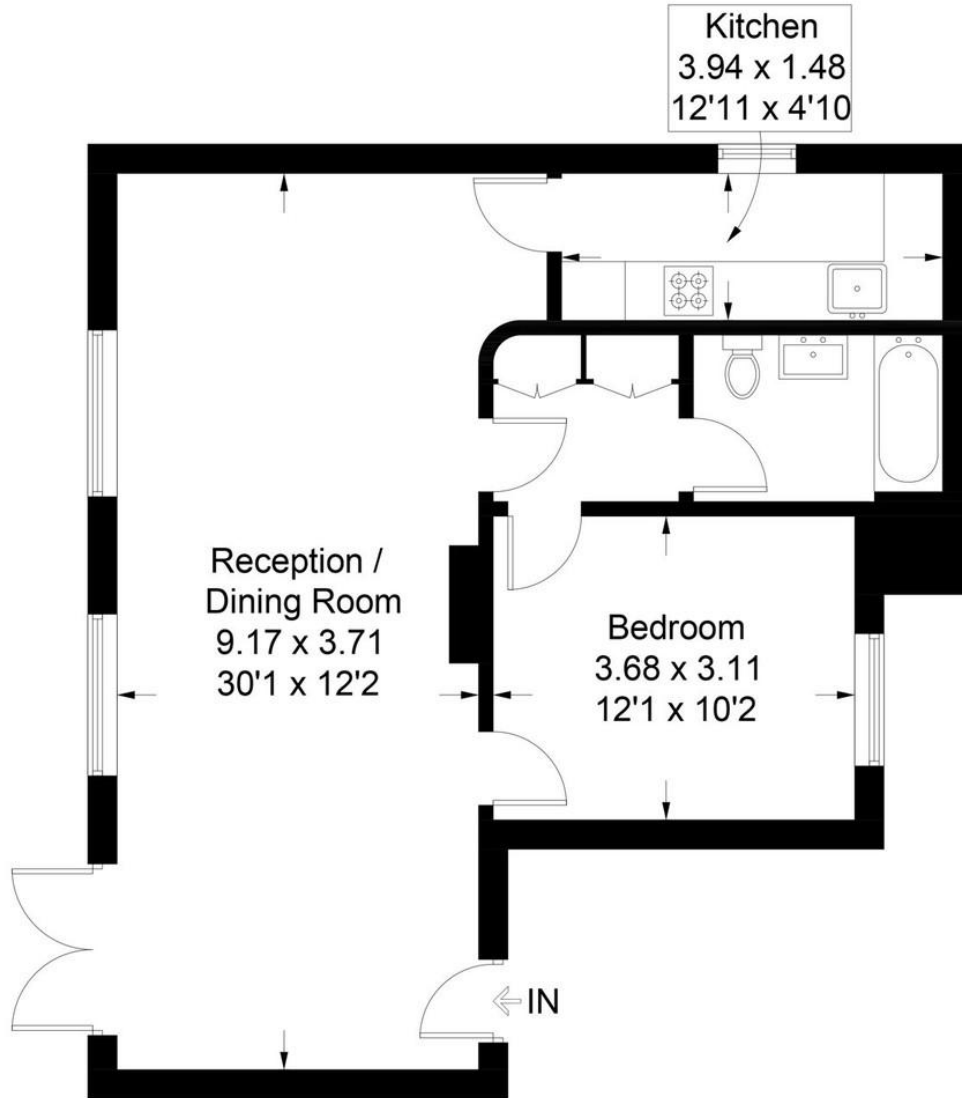
- 696 sqft / 64.7 sqm
- Private Gated Mews
- Large & Bright Reception Room
- Spacious Double Bedroom
- Modern Bathroom
- Leasehold (975 Yrs remaining)
- Lovely Communal Courtyard
- Service Charge: £1500 p.a





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Approximate Gross Internal Area = 64.7 sq m / 696 sq ft



First Floor

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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 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 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.