



Riversdale Road, N5 2SU

Offers In Excess Of £495,000
Leasehold



Riversdale Road

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Introducing a gorgeous one-bedroom, top floor flat which has been designed to an impeccable standard throughout.

The flat offers a bright open plan living room and kitchen fitted with Bosch appliances and LED under counter lighting. The exceptionally spacious bedroom has been cleverly designed with soft closing chest of drawers and a built-in wardrobe. Featuring a modern family sized bathroom, you're bound to enjoy the serenity and privacy of the leafy window outlook. This flat would make an ideal first time buy or investment in a great location. Riversdale Road is quiet & perfectly located for the local amenities of Highbury, and the delightful green spaces of Clissold Park & Highbury Fields. Excellent transport links are provided via Highbury & Islington Station, Arsenal and Finsbury Park (National Rail, Piccadilly & Victoria Line), plus many, well-connected local bus routes.

- Top Floor Period Conversion
- 587 sqft / 54.6sqm
- Immaculately Presented
- Spacious Bedroom
- Modern bathroom and kitchen
- EPC Rating - C
- Leasehold (118 years remaining)
- Service Charge £1573 p.a







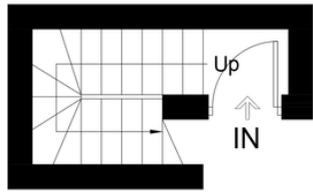
Riversdale Road, N5

Approximate Gross Internal Area = 554 sq ft / 51.5 sq m
Reduced Headroom = 33 sq ft / 3.1 sq m
Total = 587 sq ft / 54.6 sq m

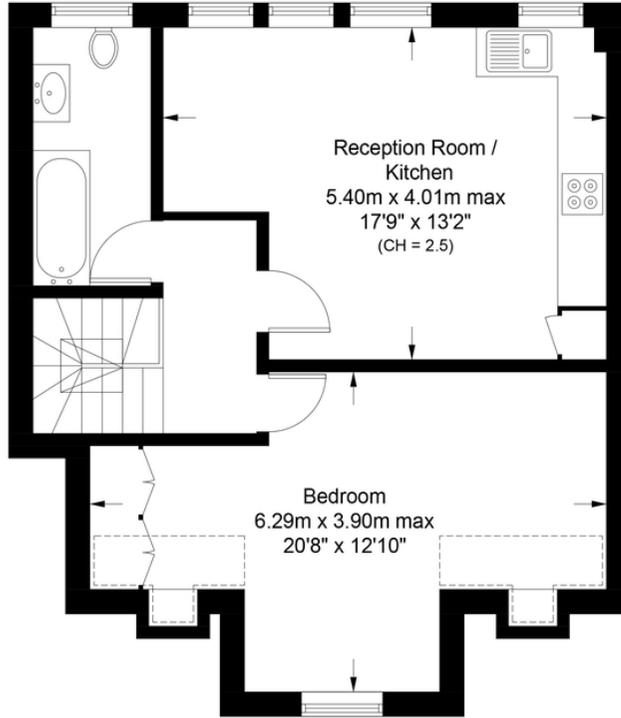
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= Reduced headroom below 1.5m / 5'0



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 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. (ID1080708)

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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.

