



Mountgrove Road, N5 2LT

Guide Price £514,000  
Leasehold



# Mountgrove Road

Guide Price £514,000

Leasehold

Spacious two bedroom apartment located on the top floor of this conversion, in a sought-after area in Highbury. Arranged over two levels, this light-filled apartment has good height ceilings throughout and is presented in good order with 749sqft/69.5sqm of living space. This apartment comprises of a good size reception room with a separate kitchen which is fully fitted, two bedrooms located on the upper floor 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.

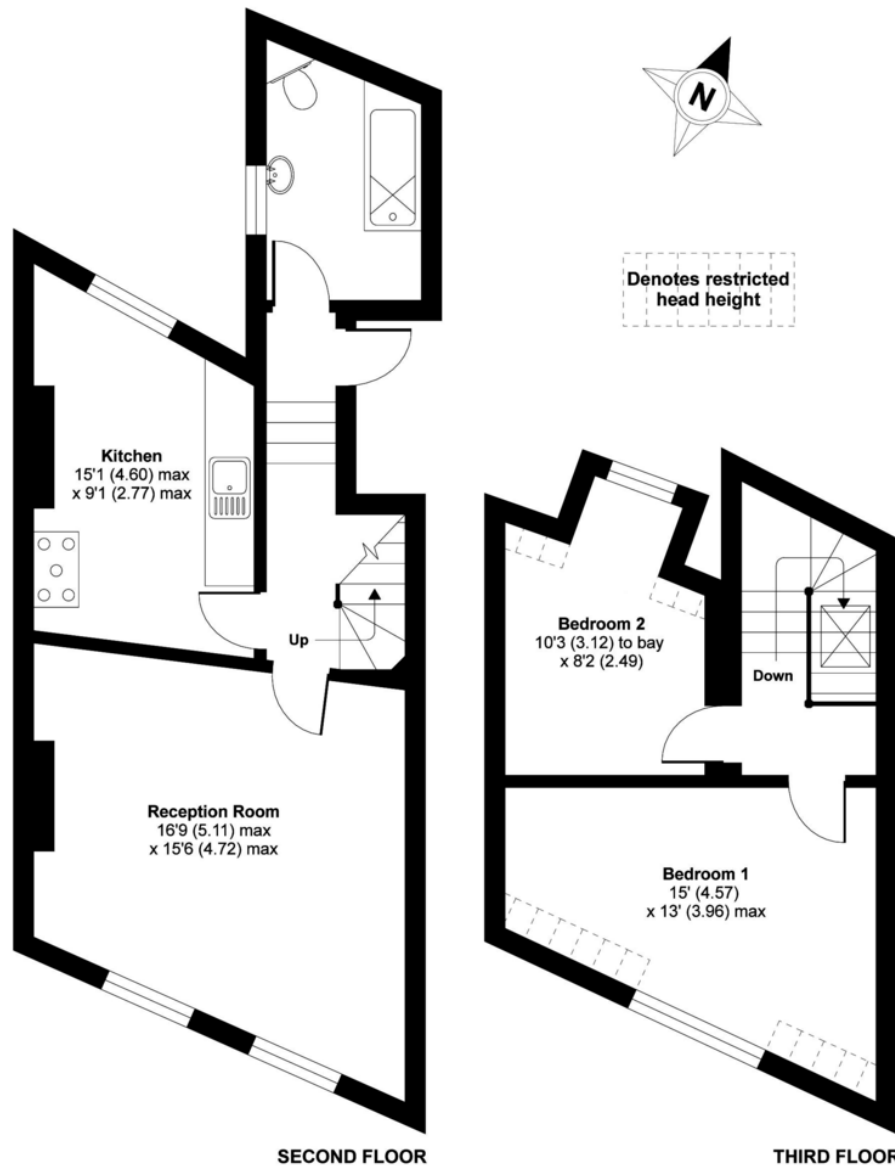
- Two Double Bedrooms
- Arranged over Two Levels
- 749sqft/69.5sqm
- Epc Rating D
- Conversion
- Mins walk to Clissold Park
- Great Location
- Chain Free Sale





# Mountgrove Road, London, N5

APPROX. GROSS INTERNAL FLOOR AREA 749 SQ FT 69.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



# 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

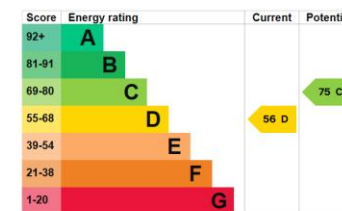
General Contact

E [info@davidandrew.co.uk](mailto:info@davidandrew.co.uk)

## Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

## 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2018 Produced for David Andrew REF : 404772

