



Mountgrove Road, N5 2LS

£875,000
Leasehold



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A Spacious upper floor three bedroom maisonette with excellent natural light situated within an attractive period conversion, with 1169sqft/108.64sqm of living space. The property is well presented throughout with high ceilings and a private roof terrace. The maisonette is arranged over three levels, comprising of a bright reception room with high ceilings, a sizeable & well-equipped kitchen diner and a family bathroom. Mountgrove Road is a desirable, quiet street in close proximity to many shops and cafes. It is short walk to Stoke Newington and Highbury, as well as local parks (Clissold Park, Finsbury Park, and Woodberry Wetlands) and both Arsenal and Finsbury Park tube stations & easy access to regular local bus routes.

* The property can be purchased with the upper floor unit which is also being marketed, and converted back into a Freehold House.

- Three Bedroom Maisonette
- Private Entrance
- 1169.39sqft/108.64sqm
- Private Terrace
- Arranged Over Three Levels
- Potential to buy both units, as one
- Close To Clissold Park
- Great Location







GROSS INTERNAL AREA (GIA)
The footprint of the property
108.64 sqm / 1169.39 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
101.40 sqm / 1091.46 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
20.39 sqm / 219.48 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 124.06 sqm / 1341.83 sqft
IPMS 3C RESIDENTIAL 122.34 sqm / 1316.66 sqft

SPEC ID: 6182969073ee520db0f9ed2e

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London N5 2XE

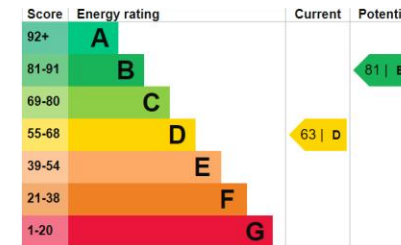
T (0)20 7354 9111

Stroud Green Office

167 Stroud Green Road
London N4 3PZ

T (0)20 7281 2000

General Contact



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.

