



Elphinstone Street, N5 1BS

£1,195,000
Freehold



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A mid-terraced three bedroom, Victorian home in need of modernisation throughout, with 1232sqft/114.55sqm of internal space. Arranged over two floors, the ground floor comprises of a reception room, dining room, kitchen area, with doors leading to a 43ft north west facing garden. Upstairs offers a generous master bedroom facing the front, with two further bedrooms at the rear of the property and a family bathroom. Elphinstone Street is a quiet road in close proximity to the amenities of Highbury, served by excellent transport links via Arsenal tube station, plus the Victoria Line, Overground, National Rail and Finsbury Park.

- Three Double Bedroom House
- Arranged over Two Levels
- 1232sqft/114.5sqm
- Epc Rating D
- Chain Free Sale
- close to Highbury Barn
- Mins Walk to Highbury Fields
- Great Transport Links







Elphinstone Street, N5

Approximate Gross Internal Area = 1232 sq ft / 114.5 sq m

DAVID ANDREW

your most valuable asset



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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.

