



Mountgrove Road, N5 2LS

Asking Price Of £750,000  
Leasehold





# Mountgrove Road

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A very well presented two-bedroom garden flat located on Mountgrove Road, Highbury. This good size residence is arranged over two levels, with private entrance and offers an abundance of natural light throughout. The property offers a large separate reception room with a large bay window, two good size bedrooms, a private rear garden extending to 69ft, fully fitted kitchen and a good size family bathroom. Mountgrove Road is quiet & perfectly located for the local amenities of Highbury, and the delightful green spaces of Clissold Park, Finsbury Park & Highbury Fields. Excellent transport links are provided via Highbury & Islington Station, Canonbury, Arsenal and Finsbury Park (National Rail and Victoria Line), plus many, well-connected local bus routes.

- Two Double Bedrooms
- Private Garden Extending to 69ft
- Split Level
- Very Well Presented
- Private entrance
- Great Location
- Close to Clissold Park
- Close To Highbury Barn









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Approximate Gross Internal Area = 708 sq ft / 65.8 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 13 sq ft / 1.2 sq m  
 Shed = 44 sq ft / 4.1 sq m  
 Total = 765 sq ft / 71.1 sq m



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. (ID1175772)



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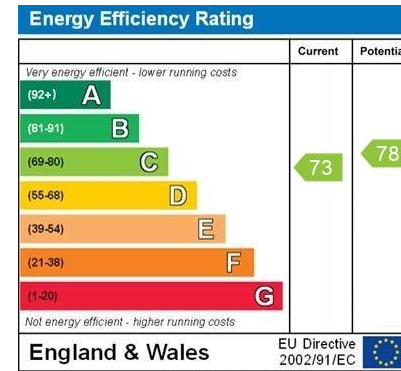
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### Agent's Note:

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.



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