



Kelvin Road, London, N5

- Period Conversion
- Private South-Facing Garden
- Close to Transport Links
- Walking Distance to Emirates Stadium
- Quiet street
- Close to Highbury Fields

Asking Price £500,000



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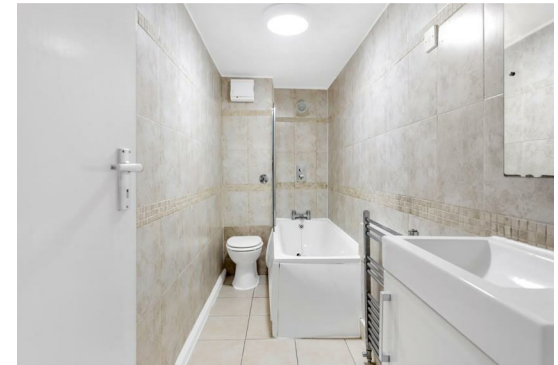
DESCRIPTION

A beautifully refurbished two-bedroom lower ground floor flat set within an attractive period conversion on sought-after Kelvin Road, N5. Extending to approximately 603 sq ft, the property offers bright, well-balanced accommodation with a stylish finish throughout, combining period charm with contemporary living.

The property comprises a spacious open-plan reception and kitchen area, creating an ideal space for both everyday living and entertaining. The modern kitchen is fitted with sleek cabinetry, integrated appliances, and ample worktop space, while large windows and neutral décor enhance the sense of light throughout the flat. There are two well-proportioned bedrooms, both offering good storage potential, alongside a contemporary bathroom finished to a high standard.

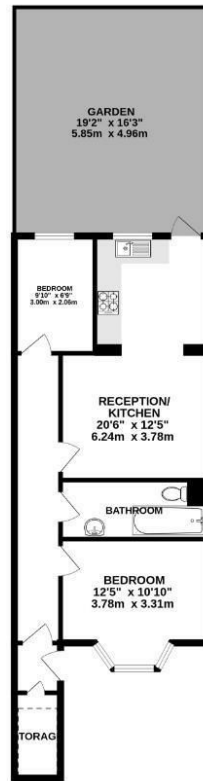
A particular feature of the property is the private rear garden, providing a peaceful outdoor retreat ideal for dining, relaxing, or entertaining during the warmer months. The flat also benefits from ownership of the freehold to the building, making it a rare and highly attractive opportunity for owner-occupiers and investors alike.

Kelvin Road is a quiet residential street ideally positioned for the wide range of cafés, restaurants, shops, and green spaces found in Highbury, Canonbury, and Stoke Newington. Excellent transport links nearby provide easy access into the City, West End, and beyond.





BASEMENT
603 sq ft. (56.0 sq m.) approx.



TOTAL FLOOR AREA: 603 sq ft. (56.0 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

Please contact highburyandislington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

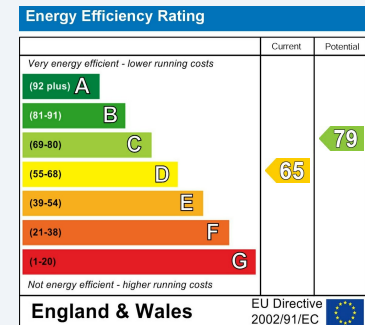
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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