



Mountgrove Road, London, N5

Asking Price £500,000



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DESCRIPTION

Available to view by appointment only, this bright split-level one bedroom apartment offers approximately 650 sq. ft. (60.4 sq. m.) of accommodation.

Arranged over the upper floors of an attractive Victorian building, the property is presented in good condition throughout and benefits from excellent natural light.

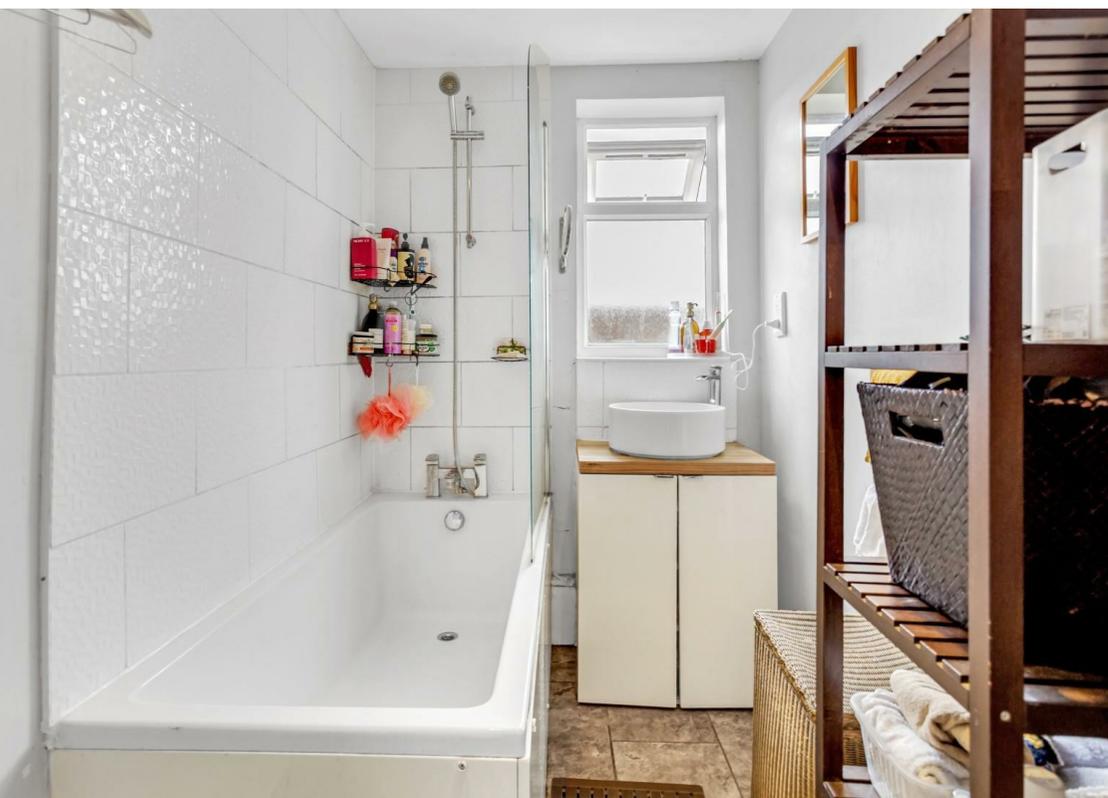
The main level comprises an impressive dual aspect reception and dining room measuring over 20 ft., creating a superb open living and entertaining space. The room provides access onto a flat roof area. A separate modern fitted kitchen is positioned to the rear of the property and offers ample storage and worktop space.

The floor below hosts a double bedroom along with a contemporary bathroom suite, while the property further benefits from useful storage throughout.

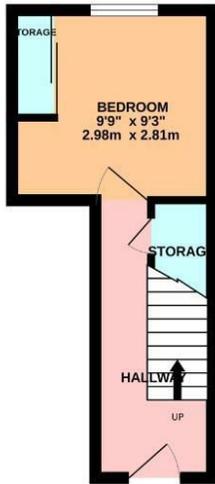
Mountgrove Road is located moments from Highbury Barn, which offers a selection of popular independent shops, cafés and delis. The property is a short walk from the green open spaces of Highbury Fields and Clissold Park, with a yoga studio and renowned local pub on its doorstep. Easy access to the vibrant Stoke Newington Church Street provides a further variety of boutiques, restaurants and coffee shops.

Transport links are excellent, with numerous nearby bus routes, Arsenal Underground Station (Piccadilly Line) within walking distance, and both Highbury & Islington and Finsbury Park stations (Victoria Line and Overground services) also close by.

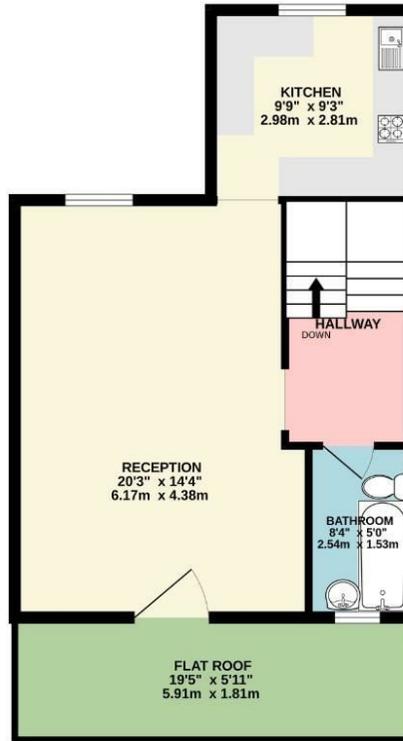




FIRST FLOOR
167 sq.ft. (15.5 sq.m.) approx.



SECOND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 650 sq.ft. (60.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 is given 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.



97 Newington Green Road, Islington, London, N1 4QX
Tel: 020 7704 0664 Email: highburyandislington@hunters.com hunters.com

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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC  | | |

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

