



Kelvin Road, N5 2PL

Asking Price Of £650,000
Leasehold



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A two double bedroom garden flat within a period conversion in one of Highbury's most popular roads, which is close the Barn. The accommodation offers a semi open plan kitchen & reception area, with French doors leading to a secluded private patio garden, which can be accessed on both levels. There are two well-proportioned double bedrooms, one located on the lower ground floor and the other on the raised levels and a family bathroom which sits off of the upper hallway. Kelvin Road is quiet & well located for the local amenities of Highbury, and the delightful green spaces of nearby Highbury Fields. Excellent transport links are provided via Highbury & Islington Station(Overground & Victoria Line), Arsenal (Piccadilly) & Finsbury Park (National Rail and Victoria Line), plus many, well-connected local bus routes.

- Two Double Bedrooms
- Private Garden
- Split Level
- 735sqft / 68.3sqm
- Epc Rating D
- Mins Walk to Highbury Fields
- Great Location
- Chain Free Sale

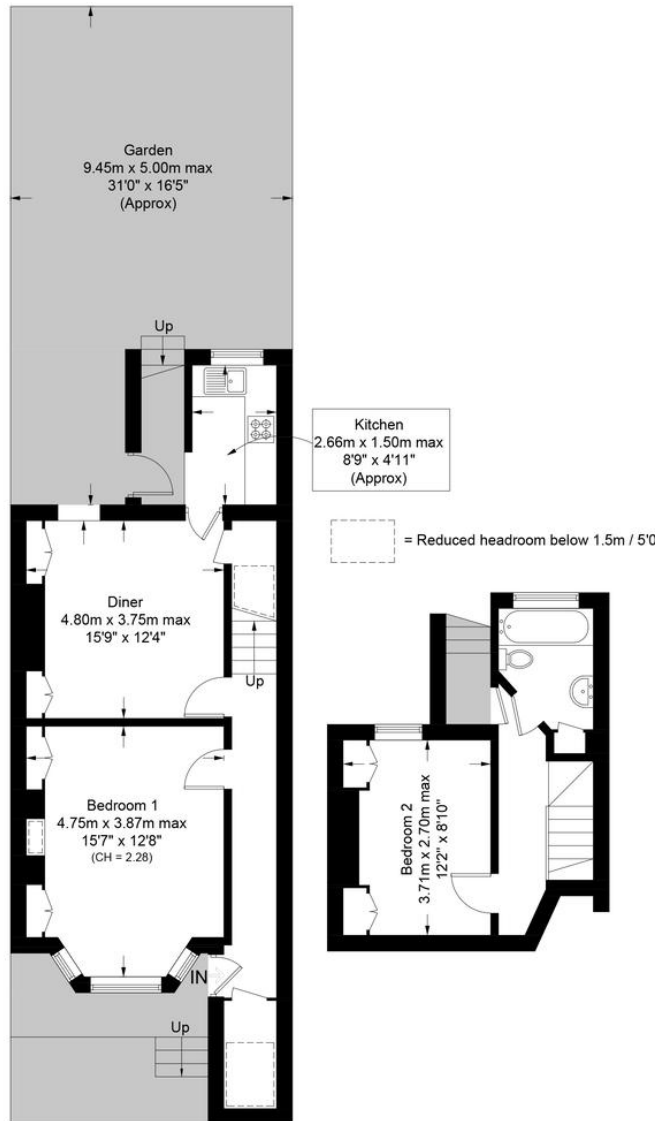






Kelvin Road, N5

Approximate Gross Internal Area = 711 sq ft / 66.1 sq m
Reduced Headroom = 24 sq ft / 2.2 sq m
Total = 735 sq ft / 68.3 sq m



Lower Ground Floor

Ground Floor

Certified
Property
Measurer

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. (ID1070502)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	76 C
39-54	E		
21-38	F		
1-20	G		

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.