



Mountgrove Road, N5 2LS

£1,650,000 Freehold



A superbly located mid-terraced, Victorian family home in a great location in Highbury. This large three storey house is split into two units with two separate title deeds, which are currently rented out and the property will be offered with vacant possession. The property totally combined offers 2025.39sqft/188.14sqm of living space across the three levels, with a large private garden, that can be extended and this would be subject to planning consent from the local council. In addition the property also benefits from five bedrooms, two double reception rooms, two bathrooms and a private roof terrace located on the top floor.

Mountgrove Road is a quiet road in close proximity to the shops and

- Five Bedroom House
- Private Garden
- Large Roof Terrace
- 2025.39sqft/188.14sqm
- Divided in to Two Units
- Great Location
- Close To Clissold Park
- Mins Walk to Highbury Barn

Highbury

To arrange a viewing please contact:

Highbury office

90 Highbury Park
London, N5 2XE

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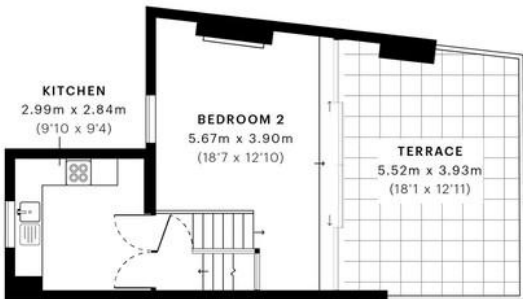


Mountgrove Road, N5

CAPTURE DATE 11/11/2021 LASER SCAN POINTS 4,019,243

GROSS INTERNAL AREA

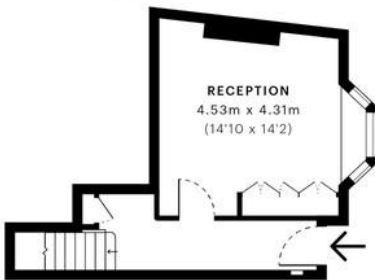
108.64 sqm / 1169.39 sqft



Second Floor



First Floor



Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
108.64 sqm / 1169.39 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
101.40 sqm / 1091.46 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
20.39 sqm / 219.48 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 124.66 sqm / 1341.83 sqft
IPMS 3C RESIDENTIAL 122.34 sqm / 1316.86 sqft

SPEC ID: 6182969073ee520db0f9ed2e



Agent's Note:
Whist Care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations of statement or fact. Prospective applicants must make and rely upon their own enquiries and those of their professional representatives. The company accepts no liability for any error contained in these particulars.

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