



Mountgrove Road, N5 2LT

£514,000 Leasehold



Spacious two bedroom apartment located on the top floor of this conversion, in a sought-after area in Highbury. Arranged over two levels, this light-filled apartment has good height ceilings throughout and is presented in good order with 749sqft/69.5sqm of living space. This apartment comprises of a good size reception room with a separate kitchen which is fully fitted, two bedrooms located on the upper floor and a family bathroom. Mountgrove Road is well-located street in close proximity to shops and cafes, just 5 minutes' walk to Highbury & Stoke Newington, as well as local parks (Clissold Park, Finsbury Park, Gillespie Nature Reserve and Woodberry Wetlands). It is served by unparalleled

- Two Double Bedrooms
- Arranged over Two Levels
- 749sqft/69.5sqm
- Epc Rating D
- Conversion
- Mins walk to Clissold Park
- Great Location
- Chain Free Sale

Highbury

To arrange a viewing please contact:

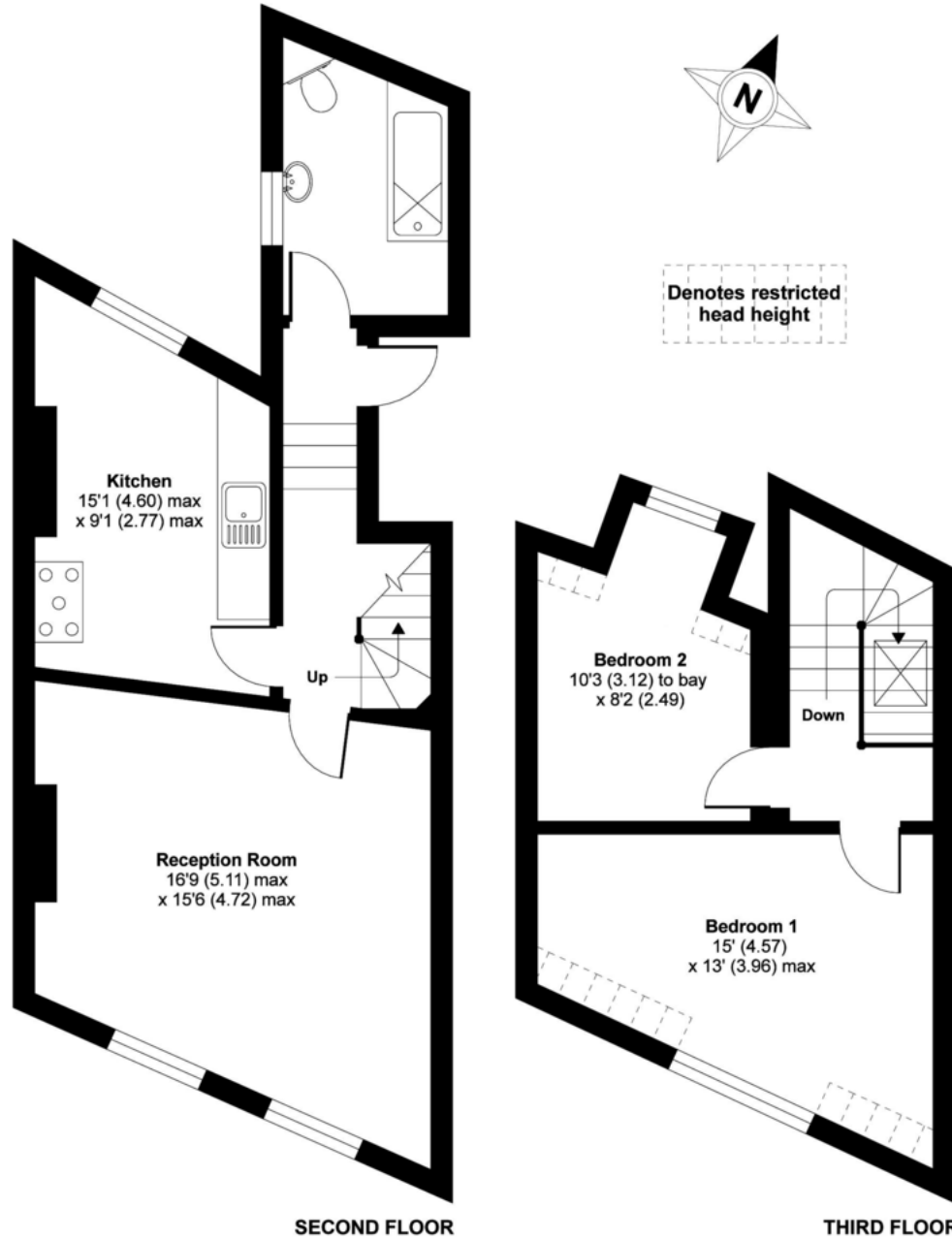
Highbury office

90 Highbury Park  
London, N5 2XE

T (0)20 7354 9111  
E [highbury@davidandrew.co.uk](mailto:highbury@davidandrew.co.uk)

## Mountgrove Road, London, N5

APPROX. GROSS INTERNAL FLOOR AREA 749 SQ FT 69.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

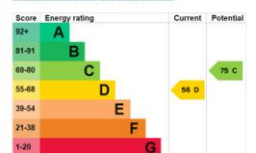
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### Energy rating and score

This property's current energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy ratings.

#### Agent's Note:

Whilst 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.

#### Archway office

671 Holloway Road  
 London, N19 5SE

T (0)20 7619 3750

E archway@davidandrew.co.uk

#### Highbury office

90 Highbury Park  
 London, N5 2XE

T (0)20 7354 9111

E highbury@davidandrew.co.uk

#### Stroud Green office

167 Stroud Green Road  
 London, N4 3PZ

T (0)20 7281 2000

E stroudgreen@davidandrew.co.uk