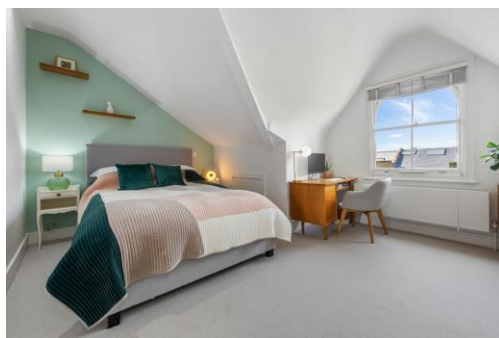




Riversdale Road, N5 2SU

£495,000 Leasehold



Introducing a gorgeous one-bedroom, top floor flat which has been designed to an impeccable standard throughout.

The flat offers a bright open plan living room and kitchen fitted with Bosch appliances and LED under counter lighting. The exceptionally spacious bedroom has been cleverly designed with soft closing chest of drawers and a built-in wardrobe. Featuring a modern family sized bathroom, you're bound to enjoy the serenity and privacy of the leafy window outlook. This flat would make an ideal first time buy or investment in a great location. Riversdale Road is quiet & perfectly

- Top Floor Period Conversion
- 587 sqft / 54.6sqm
- Immaculately Presented
- Spacious Bedroom
- Modern bathroom and kitchen
- EPC Rating - C
- Leasehold (118 years remaining)
- Service Charge £1573 p.a

Highbury

To arrange a viewing please contact:

Highbury office

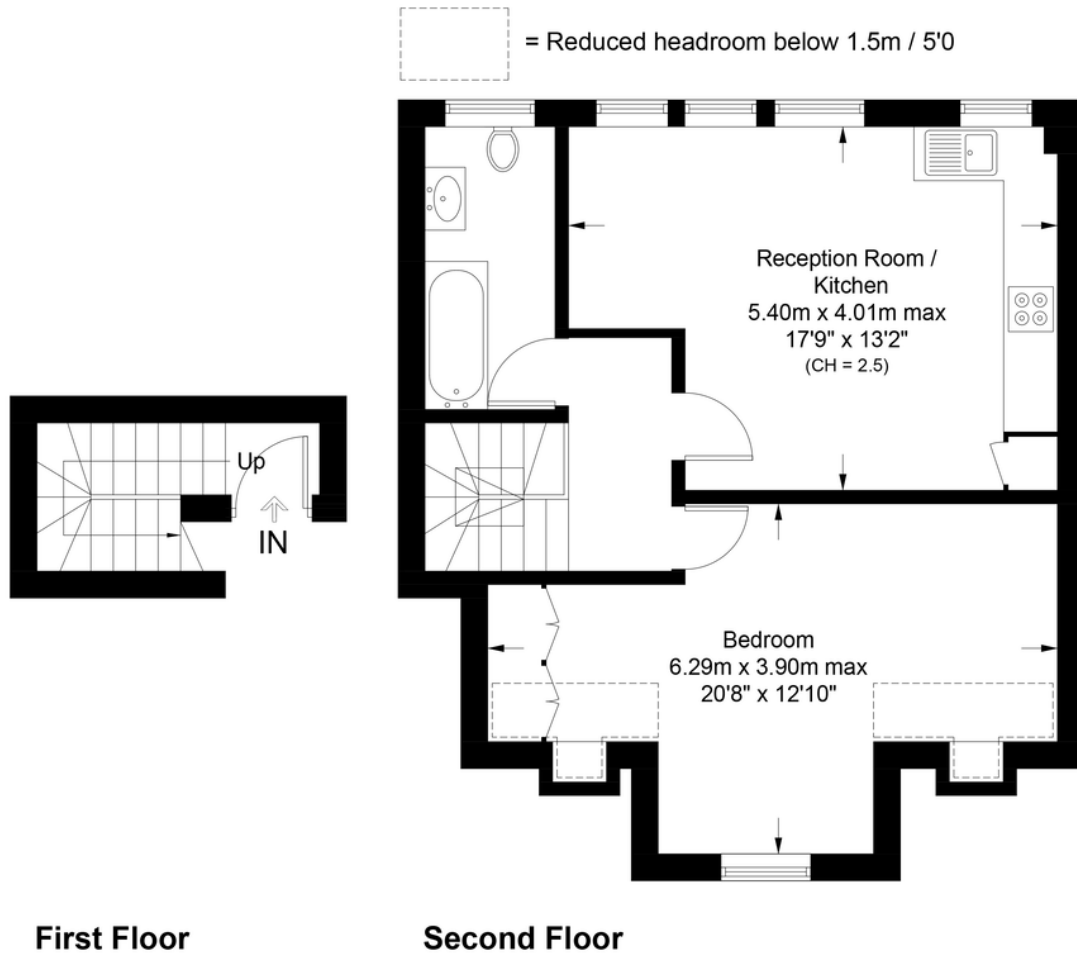
90 Highbury Park
London, N5 2XE

T (0)20 7354 9111
E highbury@davidandrew.co.uk



Riversdale Road, N5

Approximate Gross Internal Area = 554 sq ft / 51.5 sq m
 Reduced Headroom = 33 sq ft / 3.1 sq m
 Total = 587 sq ft / 54.6 sq m



**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. (ID1080708)

**DAVID
ANDREW** | your
most
valuable
asset



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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