



Somerfield Road, N4 2JJ

£680,000 Share of Freehold



A spacious and stylish two bedroom apartment, situated on the top floors of an attractive period conversion. with lots of natural light and 1015.68sqft/94.36sqm internal living space. The property benefits from a contemporary and modern finish throughout and is presented well throughout. Arranged over three levels, the apartment also benefits from a large bright reception room with good size separate kitchen and mod cons, an additional study/ bedroom three and a family bathroom. Somerfield Road is a desirable location, close to shops and cafes, a few minutes walk to Clissold Park, the castle climbing wall and west reservoir and the pleasant green spaces of Finchbury Park, Highbury and

- Three Bedrooms
- Share of Freehold
- Private Terrace
- 1015.68sqft/94.36sqm
- Epc Rating D
- Close to Clissold Park
- Great Location
- Good Transport Links

Highbury

To arrange a viewing please contact:

Highbury office

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Somerfield Road, N4

CAPTURE DATE 26/07/2022 LASER SCAN POINTS 62,433,651

GROSS INTERNAL AREA

94.36 sqm / 1015.68 sqft




**GROSS INTERNAL AREA (GIA)**  
 The footprint of the property  
 94.36 sqm / 1015.68 sqft


**NET INTERNAL AREA (NIA)**  
 Excludes walls and external features  
 Includes washrooms, restricted head height  
 75.28 sqm / 810.31 sqft


**EXTERNAL STRUCTURAL FEATURES**  
 Balconies, terraces, verandas etc.  
 7.27 sqm / 78.25 sqft


**RESTRICTED HEAD HEIGHT**  
 Limited use area under 1.5 m  
 9.16 sqm / 98.60 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 95.51 sqm / 1028.06 sqft  
 IPMS 3C RESIDENTIAL 91.74 sqm / 987.48 sqft

SPEC ID: 62d92cd15538dd0dd87fa3d8

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.

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