



**FLAT 1, WIDFORD COURT, BROWNSWOOD ROAD, LONDON, N4  
£595,000 LEASEHOLD**

## **A SPACIOUS, TWO BEDROOM, MODERN APARTMENT WITH ITS OWN PRIVATE BALCONY**

Highbury | 0207 989 7000 | [highbury@winkworth.co.uk](mailto:highbury@winkworth.co.uk)

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## DESCRIPTION:

A magnificent, two double bedrooms apartment positioned on the 1st floor of this popular modern block in N4. Standing at 721 sqft, the property has been tastefully decorated and benefits from ample light throughout. The well-proportioned living room cleverly designed with the kitchen recessed towards the rear making a wonderful entertaining space for family and friends. Both bedrooms are good sized doubles, the master bedroom including built in storage, while the property is completed with an elegant family bathroom and two handy utility cupboards.

Widford Court, Brownswood Road is a quiet residential street moments from the entrance of Clissold Park whilst allowing for easy access to the green spaces of Finsbury Park and Woodberry Wetland nature reserve. A variety of shops, cafes and eateries are located on Blackstock Road along with a selection of bus routes.

The nearest public transport link is Finsbury Park Station (Victoria, Piccadilly and over ground rail services), Arsenal Underground Station (Piccadilly Line) is also close by whilst Canonbury Station (Overground Lines) is also within easy reach.

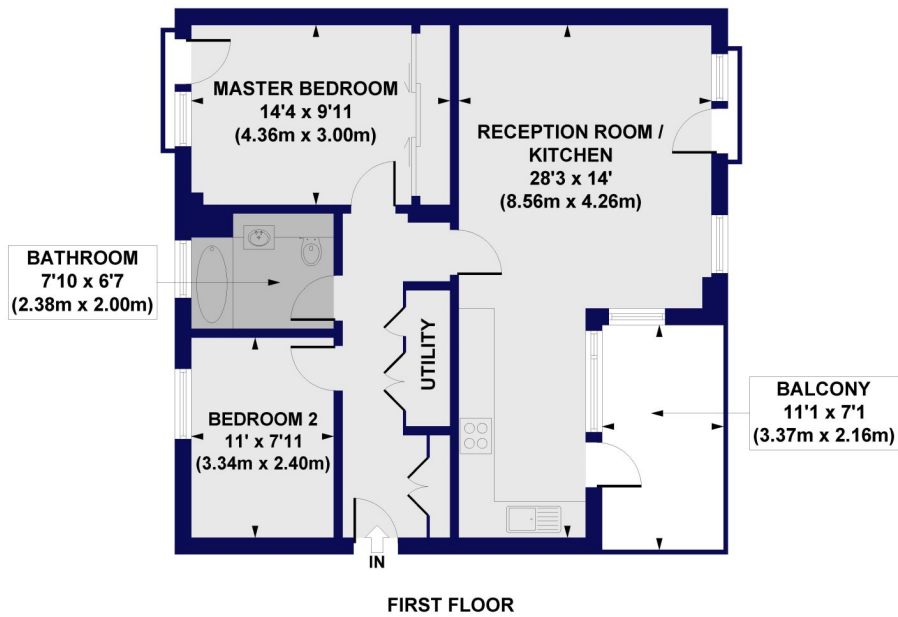
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**Widford Court, Brownswood Road, N4**  
**Approx. Gross Internal Floor Area 721 sq. ft / 66.95 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-58) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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