



LECONFIELD ROAD, LONDON, N5

£600,000 LEASEHOLD

**A BEAUTIFULLY PRESENTED ONE BEDROOM
APARTMENT WITH A PRIVATE, LANDSCAPED
GARDEN IN HIGHBURY, N5.**

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DESCRIPTION:

A spacious, one double bedroom apartment positioned on the ground floor of this handsome Victorian building in Highbury, N5. Standing close to 700 sqft, the property offers good sized rooms throughout and the potential to extend STPP. Accommodation comprises of a well-designed open plan living room/kitchen opening out to the most sensational, 30 ft private, west facing garden cleverly landscaped creating the perfect entertaining space. The larger than average double bedroom is set at the front of the building and features built in wardrobes, while the property is completed with a modern family bathroom.

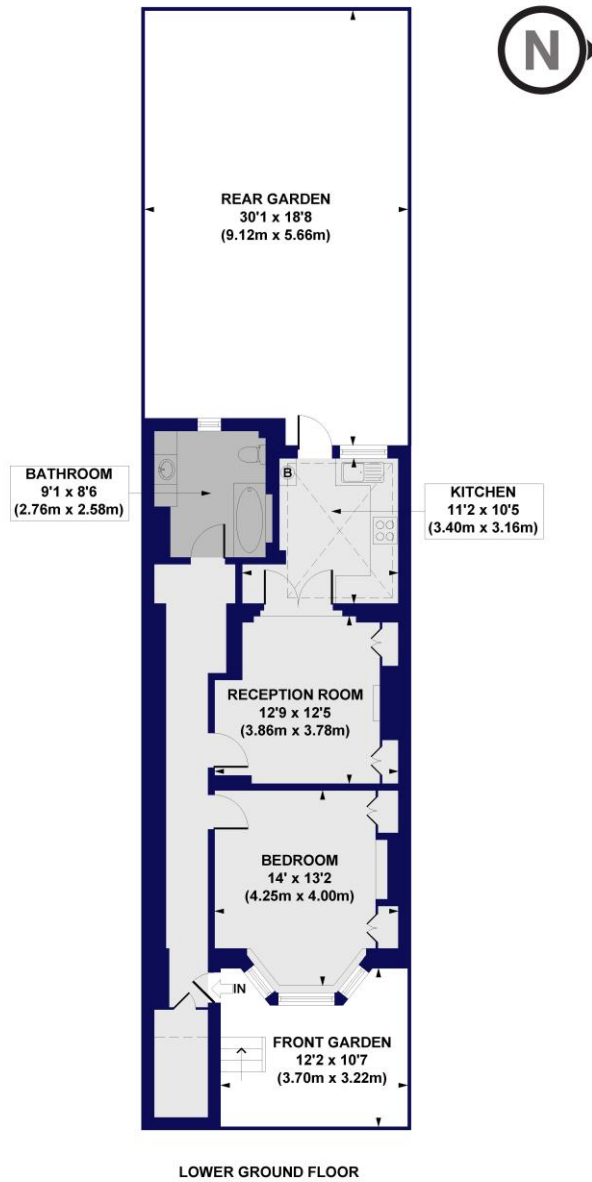
Leconfield Road is located within a short distance of the open green spaces of Highbury Fields and the prestigious Highbury Barn. Clissold Park is found at the end of Petherton Road, with a lido, small zoo and playground it has something for everyone. It is also just moments from the fantastic restaurants, pubs and shops of the vibrant Stoke Newington Church Street. The property is not far from Canonbury Overground, taking you straight into the City, west, east and south London. Highbury and Islington tube (Victoria Line) and Arsenal tube (Piccadilly Line) are both close to the property as are numerous bus routes taking you to the City, London Bridge and Angel.

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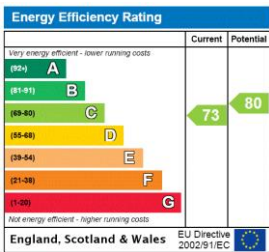
Leconfield Road, N5
Approx. Gross Internal Floor Area 698 sq. ft / 64.87 sq. m



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.



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.



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