



FLAT 3, BLACKSTOCK ROAD, LONDON, N4
£550,000 LEASEHOLD

A WONDERFUL TWO BEDROOM PERIOD
CONVERSION MOMENTS FROM THE TUBE.

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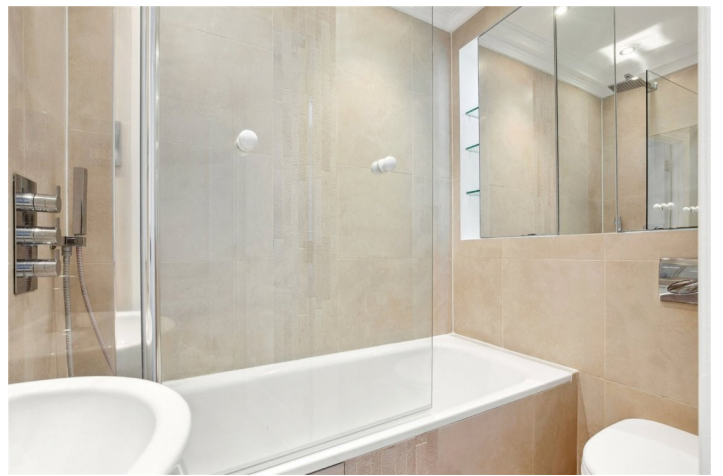


DESCRIPTION:

A bright, two double bedroom period conversion set across the upper floors of this handsome Victorian building. Standing in excess of 670 sqft, the property would make the ideal first-time purchase or investment, given it's proximity to many local amenities and public transport. Accommodation comprises of a spacious, open plan living room/kitchen with ample dining space. Both bedrooms are good sized doubles and feature built in storage, not to mention excellent views across Highbury and neighbouring gardens to the rear. The property is completed with a modern family bathroom and a separate wc.

Blackstock Road is just a short distance from the prestigious Highbury Barn and highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Highbury Fishmongers and Highbury Vintners. Two fantastic parks are located close by as well as the Castle climbing centre and West reservoir for canoeing and sailing. The flat is perfectly placed for local transport links with a selection of excellent bus routes. Finsbury Park (Victoria line & National Rail) and Arsenal (Piccadilly Line) tube stations are moments away, as is the Thameslink service from Drayton Park.

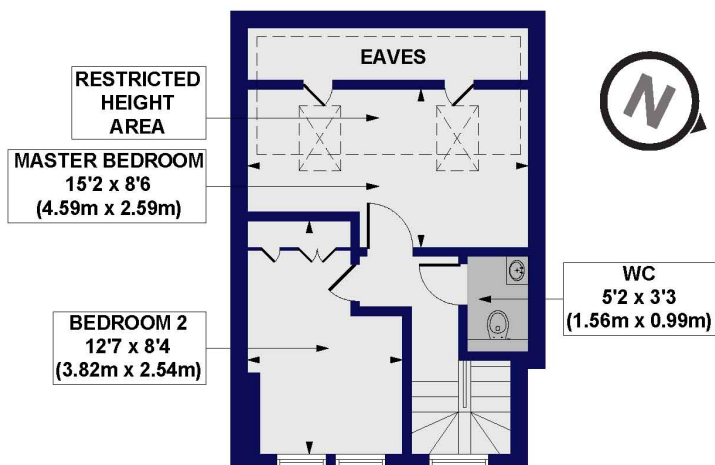
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Blackstock Road, N4

Approx. Gross Internal Floor Area 673 sq. ft / 62.54 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 570 sq. ft / 53.00 sq. m (Excluding Restricted Height Area & Eaves)



LOFT
GROSS INTERNAL
FLOOR AREA 341 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 333 SQ FT

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)	A		
(81-91)	B		
(69-80)	C	77	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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