



KELVIN ROAD, LONDON, N5  
OIEO £550,000 LEASEHOLD

## A BEAUTIFULLY PRESENTED, ONE BEDROOM APARTMENT WITH PRIVATE OUTSIDE SPACE IN HIGHBURY.

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## DESCRIPTION:

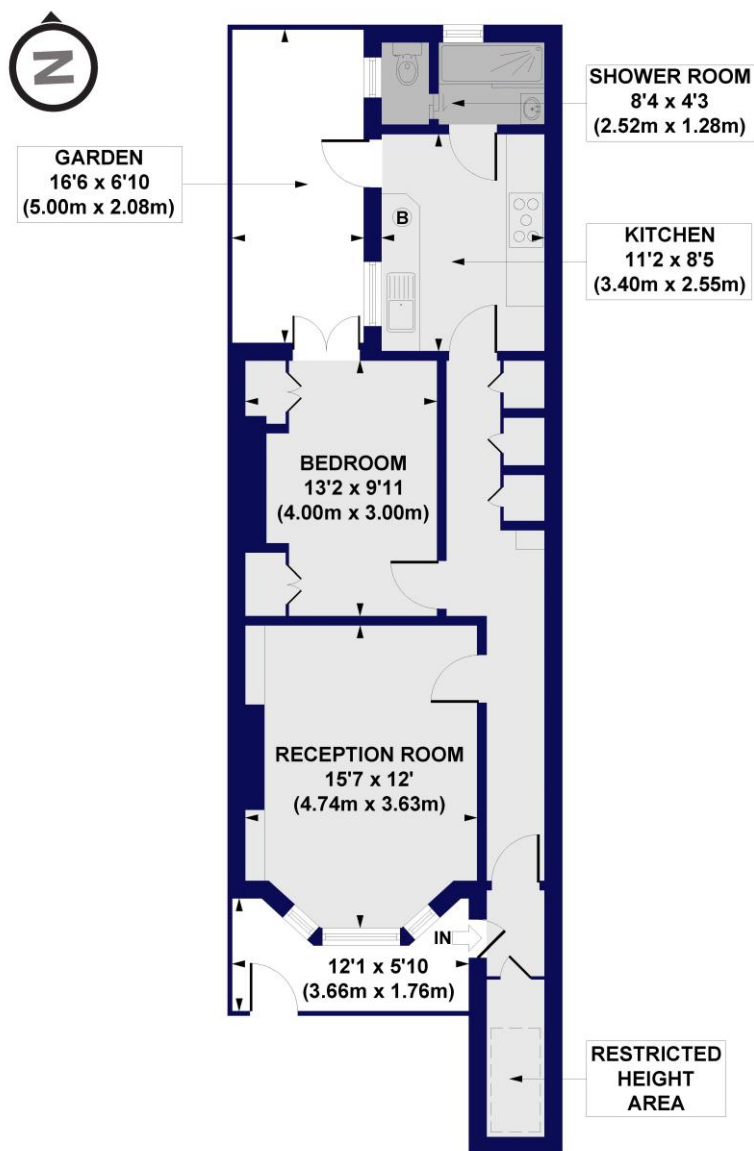
A stunning, one double bedroom apartment positioned moments from the ever-popular Highbury Barn and Highbury Fields. Standing in excess of 600 sqft, the property has been finished to a very high standard throughout and benefits from it's own front door. The spacious reception room set at the front of the building faces directly south allowing for an abundance of natural light to pour through. The separate kitchen towards the rear offers plentiful worktop space and provides access to a private patio area creating a mini oasis. The double bedroom features inbuilt wardrobes and outlooks to the patio, while the property is completed with a modern shower room with separate wc. Seller is in the process of extending the lease which will be finalised on completion.

Kelvin Road is set just moments from the green spaces of Highbury Fields and the prestigious Highbury Barn. The property is seconds away from the highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Bourne's Fishmongers and Highbury Vintners all of which are hugely popular with locals as well as drawing those from further afield. Transport links are well serviced by a selection of good bus routes as well Highbury & Islington station (Victoria and East London lines) and Arsenal Station (Piccadilly Line) both a short distance.



## Kelvin Road, N5

Approx. Gross Internal Floor Area 604 sq. ft / 56.08 sq. m (Including Restricted Height Area Area)  
 Approx. Gross Internal Floor Area 579 sq. ft / 53.80 sq. m (Excluding Restricted Height Area Area)



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.

