



FLAT 4, HERBERT CHAPMAN COURT, AVENELL ROAD, N5
£525,000 LEASEHOLD

A BRIGHT, TWO DOUBLE BEDROOM, SPLIT LEVEL APARTMENT FINISHED TO A HIGH STANDARD IN HIGHBURY, N5.

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DESCRIPTION:

A stunning, two double bedroom split level apartment set moments from the tube in the heart of Highbury. Standing in excess of 650 sqft, the property has been tastefully decorated making it a perfect first time buy or investment. Accommodation comprises of a wonderfully spacious reception room, spanning the full width of the property with ample dining space. A recently refurbished kitchen with plentiful worktop and cupboard space is positioned directly behind the living room. The first floor consists of two good sized double bedrooms, the master with cleverly inbuilt, floor to ceiling wardrobes, while the property is completed with a modern shower room and downstairs wc.

Herbert Chapman Court, Avenell Road is a tree-lined street in the Blackstock triangle which is renowned for its neighbourly feel. Furthermore, the property falls within proximity of several local schools rated "Outstanding" by Ofsted including the very popular Gillespie and Ambler Schools.

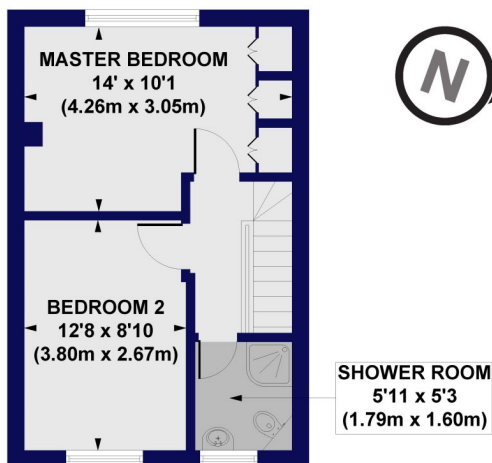
The property is perfectly situated for an array of local amenities including independent shops, restaurants and coffee shops on Blackstock Road and Highbury Barn, as well as being in easy reach of three local parks Clissold Park, Finsbury Park and Highbury Park, Gillespie Nature Reserve and the 11 acre Woodbury Wetland Nature Reserve. Upper Street is only a short distance away and transport links are some of the best around with Arsenal station (0.2 miles away) providing the Dagenham line and Finsbury Park (0.4 miles

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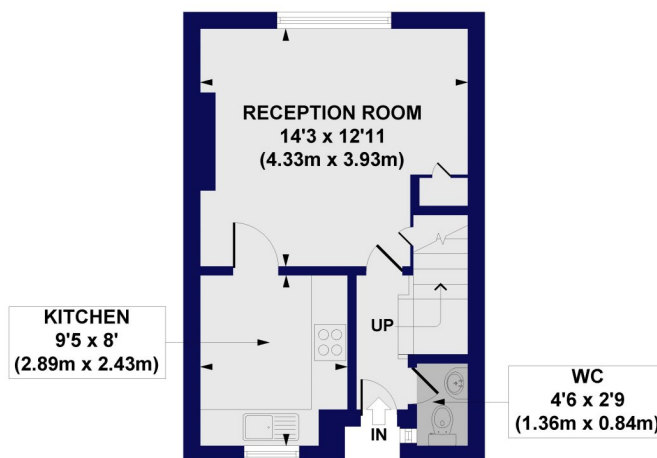


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Herbert Chapman Court, Avenell Road, N5
 Approx. Gross Internal Floor Area 651 sq. ft / 60.48 sq. m



FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 333 SQ FT

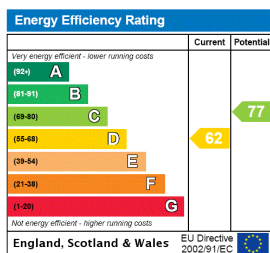


GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 318 SQ FT

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.



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