



BAKER HOUSE, MELGUND ROAD, LONDON, N5
£600,000 LEASEHOLD

A BEAUTIFUL, TWO DOUBLE BEDROOM
APARTMENT POSITIONED MOMENTS FROM
HIGHBURY FIELDS.

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

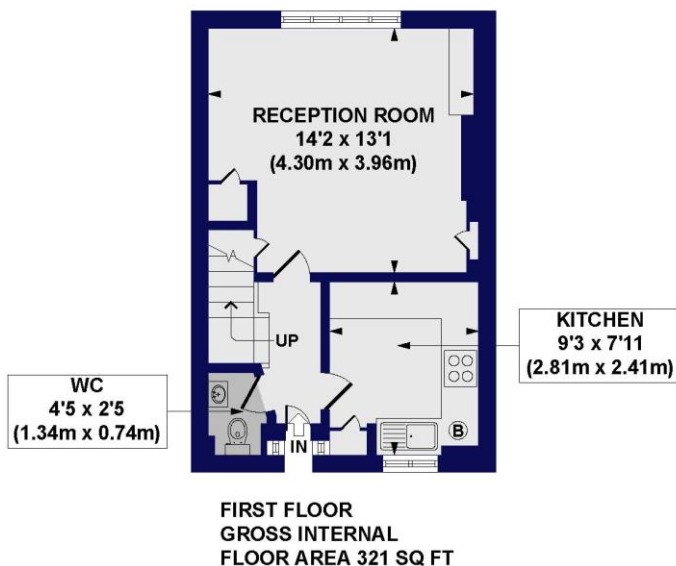
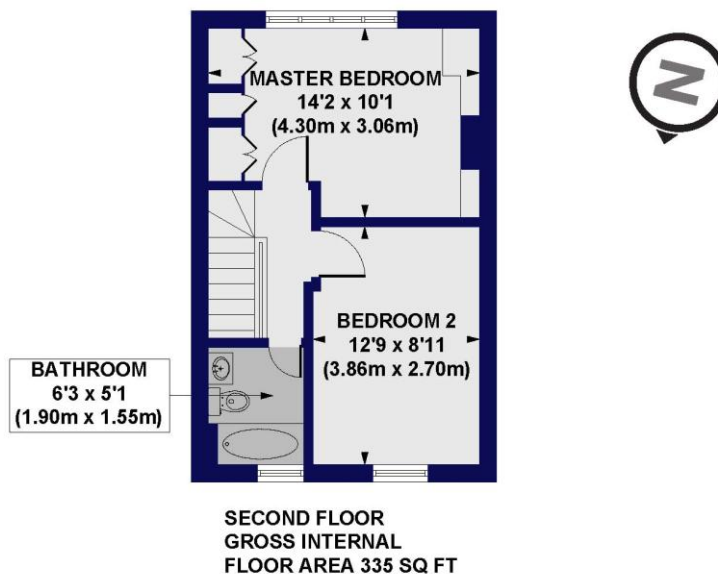
A stunning, two double bedroom, split level apartment situated over the top two floors of this well-maintained block. Spanning in excess of 650 sq ft, the property has been finished to a high standard and would make an ideal first-time purchase or long-term investment. Accommodation comprises of a spacious kitchen with plentiful workspace and cupboards along with a south facing, light filled reception room with views over the neighbouring gardens. Upstairs you'll find good sized double bedrooms, a contemporary bathroom and separate wc on the first floor. The property is completed with ample storage throughout and also benefits from a long lease.

Melgund Road is set at the entrance to the green space of Highbury Fields with its cacophony of sporting activities and play spaces, not to mention freightliners farm as well as Islington Central Library on your doorstep. Situated a short walk away is the prestigious Highbury Barn which offers a number of renowned local amenities; including Godfrey's Butchers, Bourne's Fishmongers, La Fromagerie, and Highbury Vintners; not forgetting the ever-popular Provisions, Le P  ch   Mignon as well as the newly opened Harvest and everything that upper street has to offer.

Transport links are a short distance away and well serviced by a selection of convenient bus routes, Highbury and Islington Station (Victoria Line and Overground), Holloway Underground Station (Piccadilly Line), as well as, and within close proximity is Drayton Park Overground Station which takes you directly to Moorgate.



Baker House, Melgund Road, N5
 Approx. Gross Internal Floor Area 656 sq. ft / 60.93 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.

