



{ STAVORDALE ROAD, LONDON, N5

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Stavordale Road, London, N5

OIEO £800,000
Share of Freehold

 **2 Bedrooms**
 **1 Bathroom**
 **1 Reception**

Features

Two Bedroom, Modern Bathroom, Period Conversion, Highbury, Duplex, Period Features, Sole Use Garden, 975 Sq Ft, Share of Freehold

Hamptons

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A beautifully presented two bedroom period property over the ground and first floors complete with open plan kitchen and dining area leading out onto a landscaped sole use garden. There are period features to include sash windows, fire place and high ceilings and the decked rear garden.

The Property

A beautifully presented two bedroom period property over the ground and first floors complete with open plan kitchen and dining area leading out onto a landscaped sole use garden. There are period features to include sash windows, fire place and high ceilings and the decked rear garden faces West allowing for plenty of light. The total square footage totals to 975. The tenure boasts a share of freehold.

Location

Located on a sought after road in Highbury close to Highbury Fields and the desirable Highbury Barn with delis, organic butcher and the award winning La Fromagerie. Well located for Highbury and Islington (Victoria and London Overground lines), Arsenal (Piccadilly line) and close to Drayton Park overground station.



{ A DUPLEX PERIOD PROPERTY IN Highbury

STAVORDALE ROAD

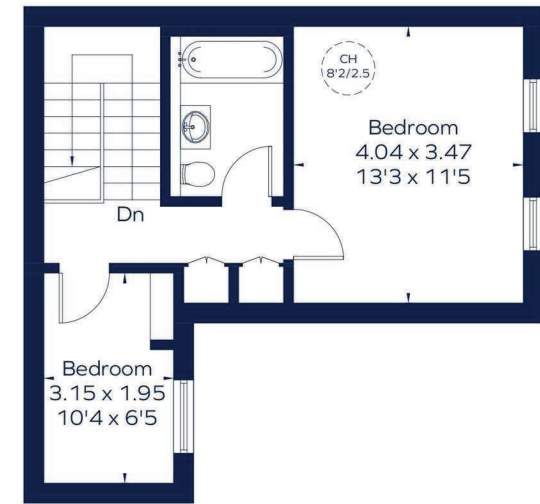
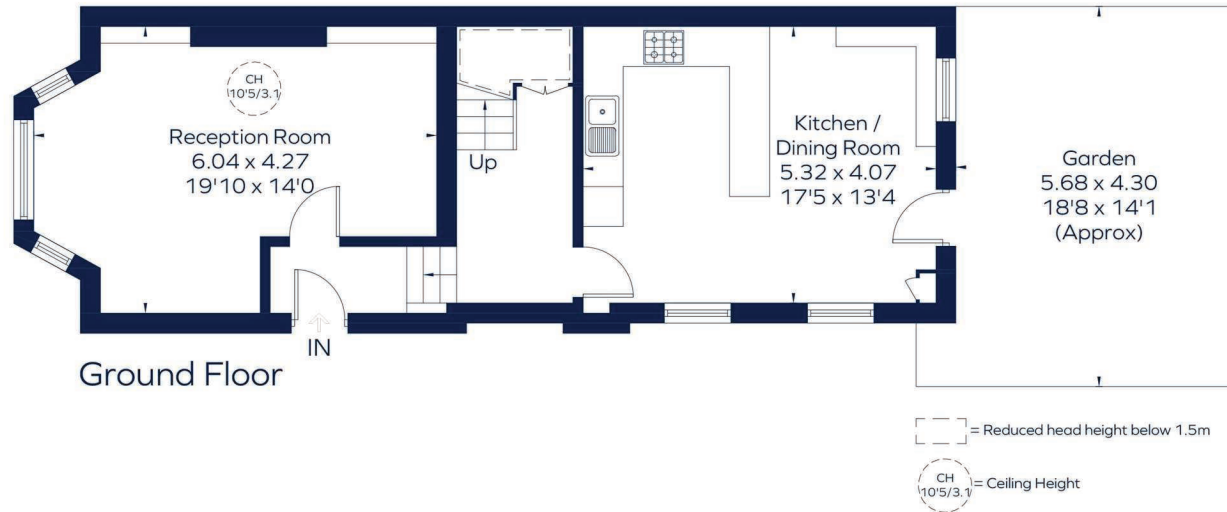
Approximate Gross Internal Area (excluding reduced headroom)

Ground floor = 580 sq. ft. (53.9 sq. m.)

First floor = 378 sq. ft. (35.1 sq. m.)

Reduced headroom = 17 sq. ft. (1.6 sq. m.)

Total = 975 sq. ft. (90.6 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
ID 874766

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

