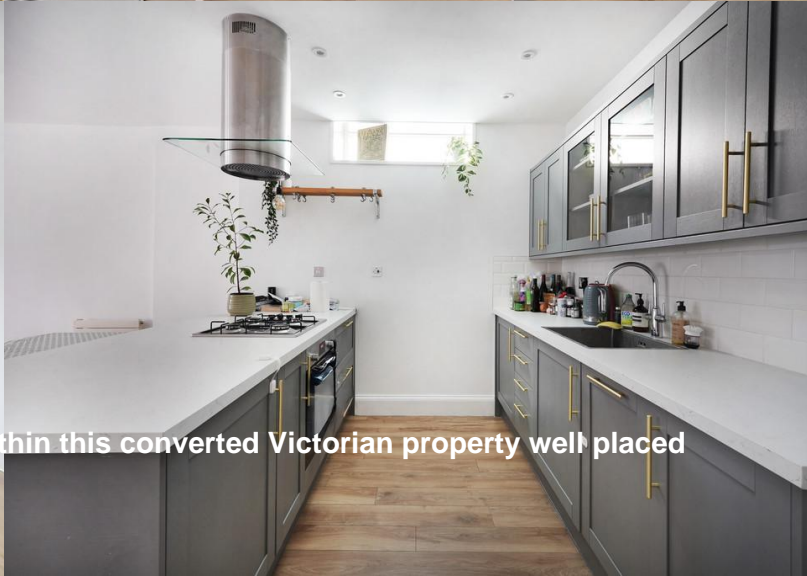


Julian Reid



Flat 1, 72 Mountgrove Road, London, N5 2LT

A recently refurbished one bedroom garden flat within this converted Victorian property well placed for shops, excellent transport and Clissold Park.

Guide Price £425,000
Share of Freehold

- **1 Bedroom**
- **Council Tax Band: C**
- **EPC Rating: D**
- **Excellent location**
- **Patio Garden**

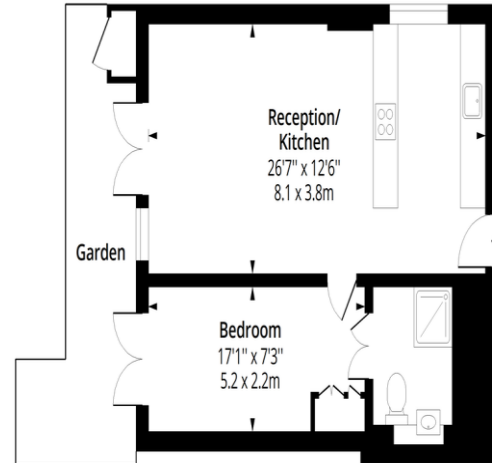
Recently refurbished one bedroom converted flat on the garden floor of this large Victorian building situated on the corner of Mountgrove Road and Wilberforce Road. Extremely well presented space just in excess of 520 square feet with large open living area with well equipped kitchen, separate bedroom and modern en-suite shower room. From the living area there are doors onto a private patio garden. Mountgrove Road is a popular location within a few minutes walk of Clissold Park and the bus services on Green Lanes. Finsbury Park and Arsenal underground stations are both within easy reach. The property comes with a share of freehold. Service charge around £800 per annum



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Mountgrove Road, N5

Approx. Gross Internal Area 524 Sq Ft - 48.68 Sq M



Lower Ground Floor

Floor Area 524 Sq Ft - 48.68 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 18/2/2025

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