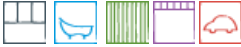


hotblack desiato

ESTATE AGENTS

LEIGH ROAD, N5 1ST

£780,000



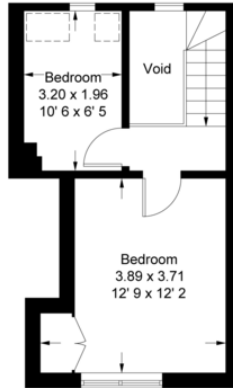
An attractive three-bedroom house on a sought after road moments from the delightful Highbury Barn with its many amenities and a short walk through Highbury fields to Highbury Station. The property offers two double bedrooms and a further single, a large and bright reception, separate fitted kitchen, modern bathroom, and Juliette balcony. The house has a garage and is offered with vacant possession and presented to a very good standard throughout.

- MID TERRACED HOUSE
- THREE BEDROOMS
- RECEPTION ROOM
- KITCHEN
- GARAGE
- BUILT-IN WARDROBES
- Freehold
- Rental Estimate: £ Per Week
- EPC - C
- Council Tax: Band E
- Approx. Sq Ft: 967 inc



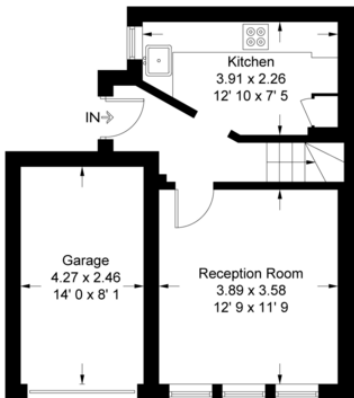
Leigh Road

Approximate Gross Internal Area = 860 sq ft / 80 sq m
 (Including Reduced Headroom / Void)
 Reduced Headroom = 8 sq ft / 0.8 sq m
 Garage = 115 sq ft / 10.7 sq m
 Total = 967 sq ft / 89.9 sq m
 (Excluding Reduced Headroom / Including Void)

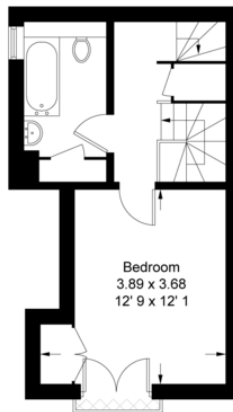


Second Floor
 271 sq ft / 25.2 sq m
 (Excluding Reduced Headroom /
 Including Void)

 = Reduced headroom below 1.5m / 5'0"



Ground Floor
 299 sq ft / 27.8 sq m

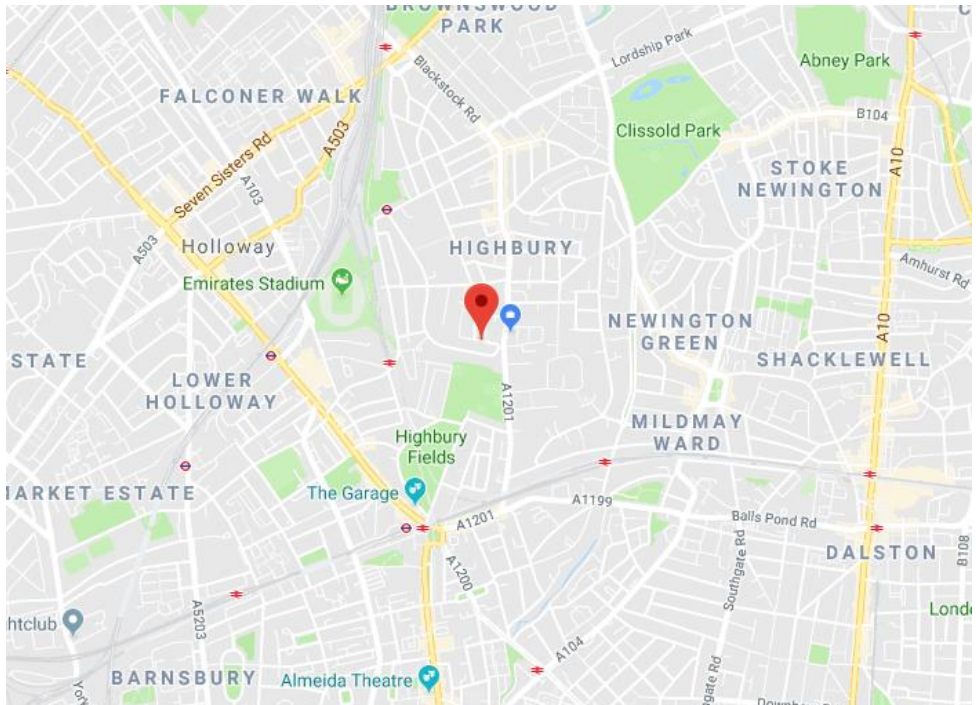


First Floor
 282 sq ft / 26.2 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
 All measurements and areas are approximate only and have been prepared in
 accordance with the current edition of the RICS Code of Measuring Practice

INSIDER'S GUIDE - a perspective from the present owner

The present owner recommends the property as a pleasure to live in and being very easy to maintain. It's a short walk to the corner of the road for the pick of small well known independent shops at Highbury Barn, just round the corner from Highbury Fields and very convenient for public transport; buses into the West End, London Overground and the Victoria line. The neighbouring properties are owned and not rented and the neighbours are quiet as is the neighbourhood. Planning permission was given some time ago for conversion of the garage, although this did not take place.



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Hotblack Desiato Ltd wish to emphasise that:

- 1) these sales particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact, and
- 2) no representations are made in these particulars as to the property or as to whether any service or facilities are in good working order, and 3) all measurements are approximate.