



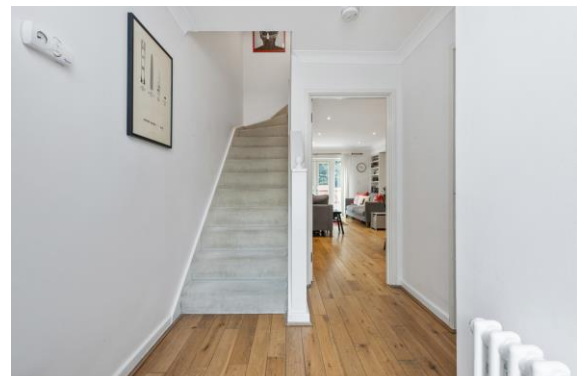
## Leconfield Road, London, N5 2RZ

Asking Price: £850,000 Leasehold

**2 Bedrooms | 1 Reception Room | 1 Bathroom**

Feeling for all the world like a mid-terraced house, this split level maisonette enjoys its own front door, and a private rear garden with access to gated parking for the terrace.

- Leasehold 178 years 11 months
- Ground rent:
- Service charge: £1656pa
- Ground rent: Inc service charge

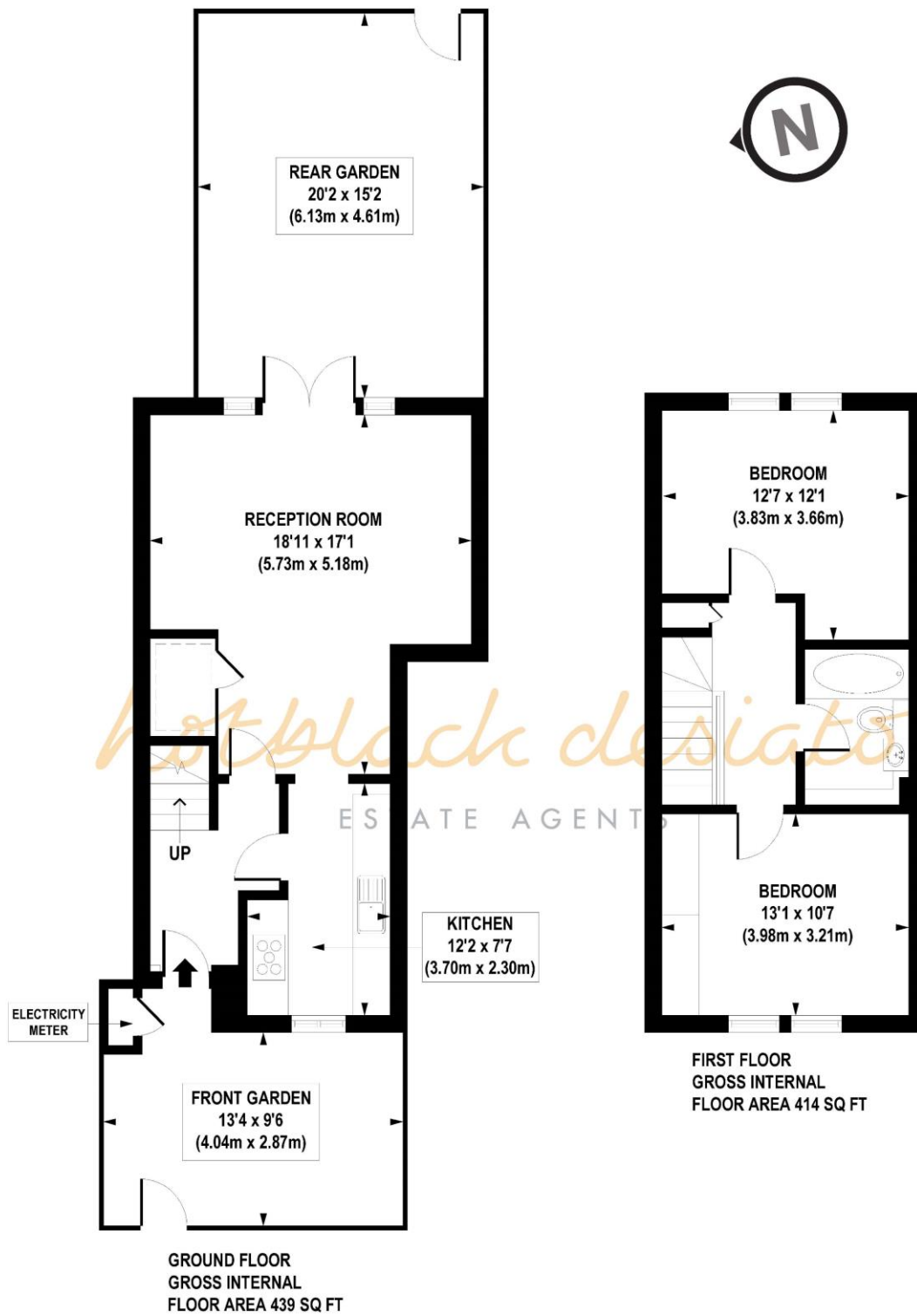


## 35b Leconfield Road, London, N5 2RZ

Presented in good order throughout, and on a peaceful street near Newington Green and Highbury, this dwelling is perfect for a young couple or family.

There are plenty of amenities nearby, Stoke Newington Church Street is within walking distance as is Highbury Barn, and Islington's trendy Upper St is also close by.





**APPROX. GROSS INTERNAL FLOOR AREA 853 sq. ft / 79.20 sq. m**

Floorplan is for illustrative purposes only and is not to scale.  
 Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
 Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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