



Leconfield Road, London, N5 2RX

Asking Price: £220,000 Leasehold

Well-presented studio apartment with a mezzanine, in a period house, located moments from Canonbury station and 1 minute to Highbury & Islington if you do not fancy a leisurely 10 minute walk across Highbury Fields.

- Well-presented mezzanine studio apartment
- Stone throws away from Clissold Park and Highbury Barn
- Chain free

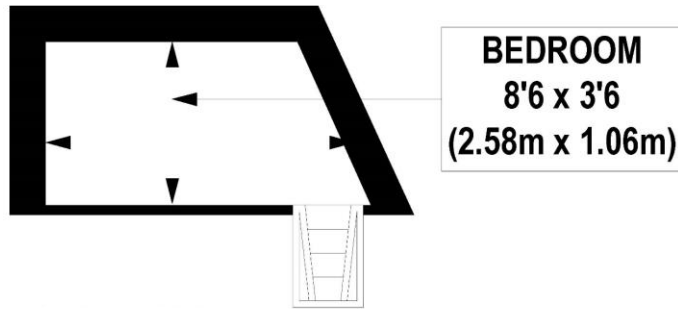


23e, Leconfield Road, London, N5 2RX

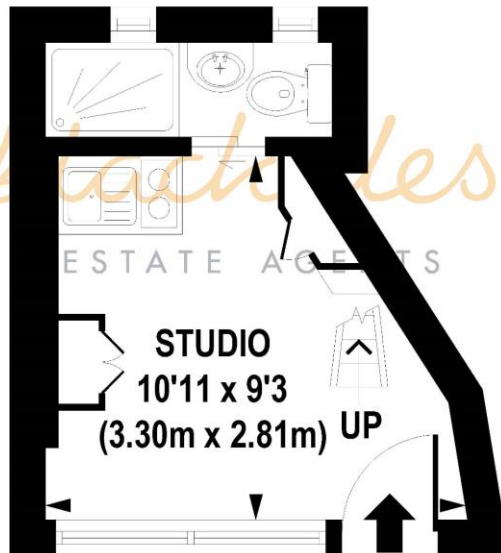
This well-presented studio apartment offers a unique charm, boasting a mezzanine level. This pied a terre would be very suitable for a City type to crash during the week. Chain free and ready to move in to. Fantastic investment opportunity with potential yield of approx. 6%.

The flat is light and peaceful, and in walking distance of vibrant Newington Green where you will





**MEZZANINE
GROSS INTERNAL
FLOOR AREA 26 SQ FT**

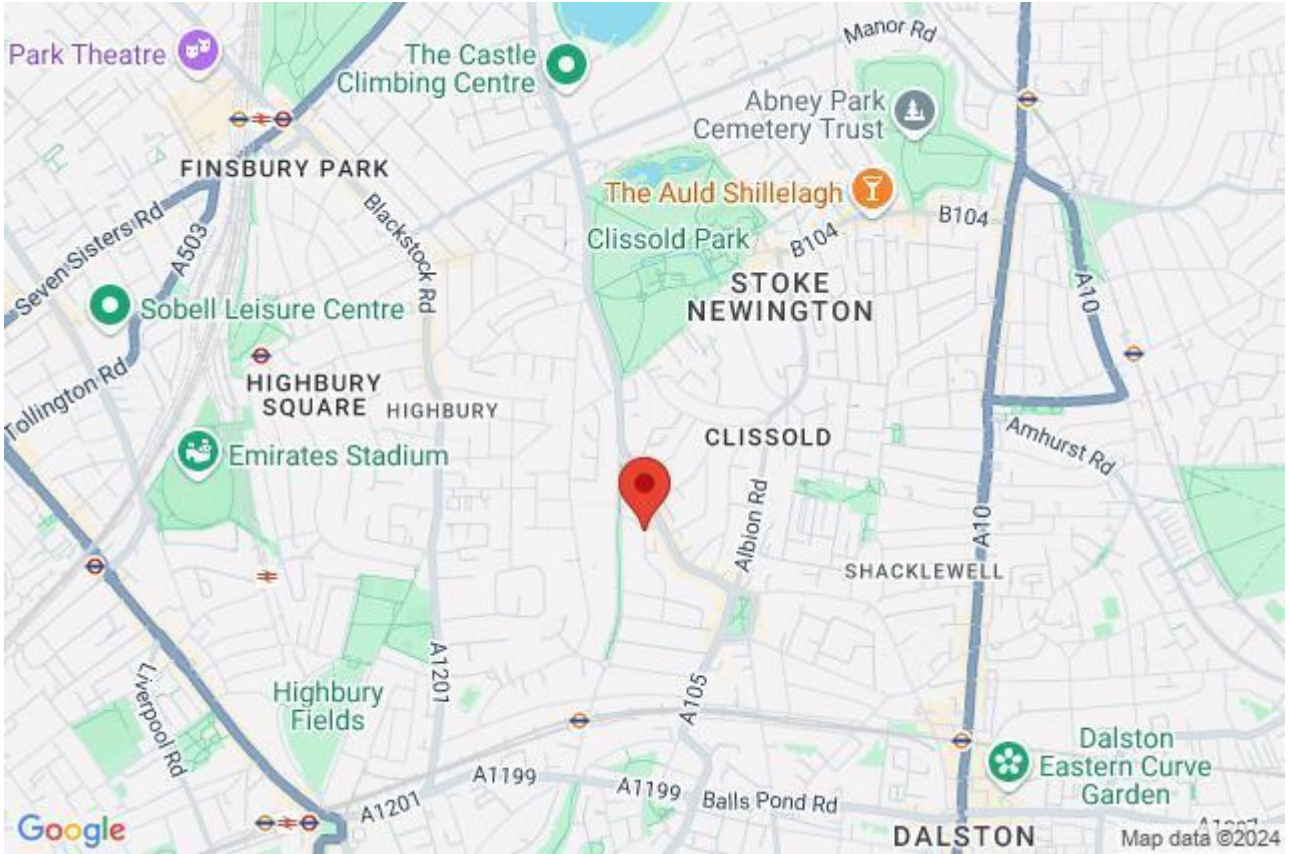


**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 104 SQ FT**

APPROX. GROSS INTERNAL FLOOR AREA 130 sq. ft / 12.07 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		74
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	