



## Kelvin Road, London, N5 2PL

Offers Over: £450,000 Leasehold

**1 Bedroom | 1 Reception Room | 1 Bathroom**

An attractive and well-presented one-bedroom, Victorian garden flat, enviably positioned just a stone's throw from both Highbury Fields and the highly sought-after amenities of Highbury Barn.

- Leasehold 99 years
- Service charge £764 pa
- Ground rent £10 pa



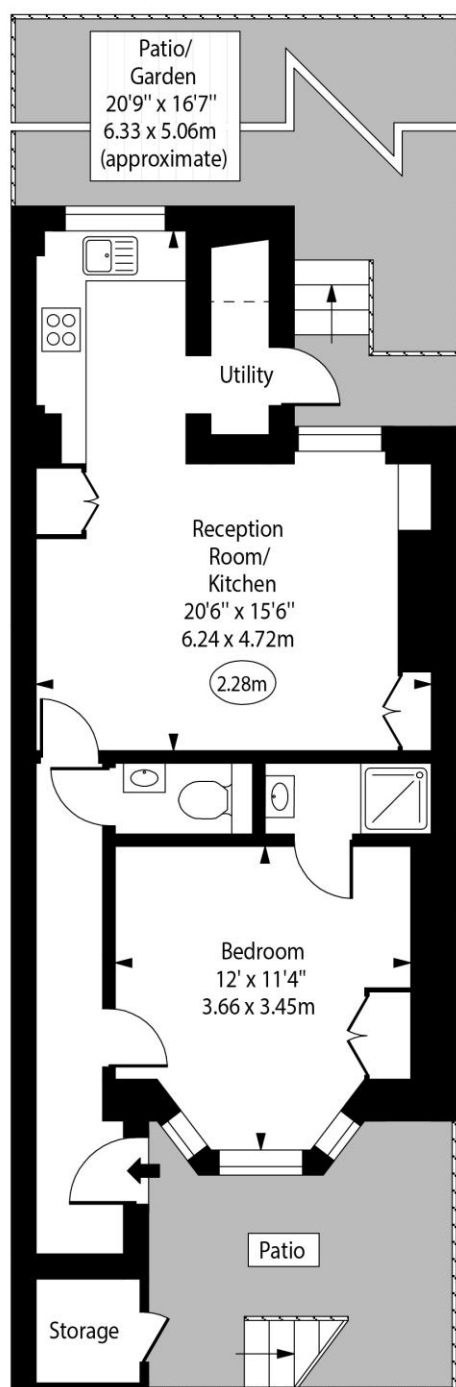
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The heart of the home is the generous open-plan reception room and kitchen, extending to over 20 feet and providing an inviting space for both everyday living and entertaining. The fitted kitchen offers ample cabinetry and worktop space, together with a built-in dishwasher, while the reception area comfortably accommodates distinct seating and dining areas. A separate utility and storage area sits just off the kitchen.



## Kelvin Road, N5

○ - Ceiling Height



Lower Ground Floor

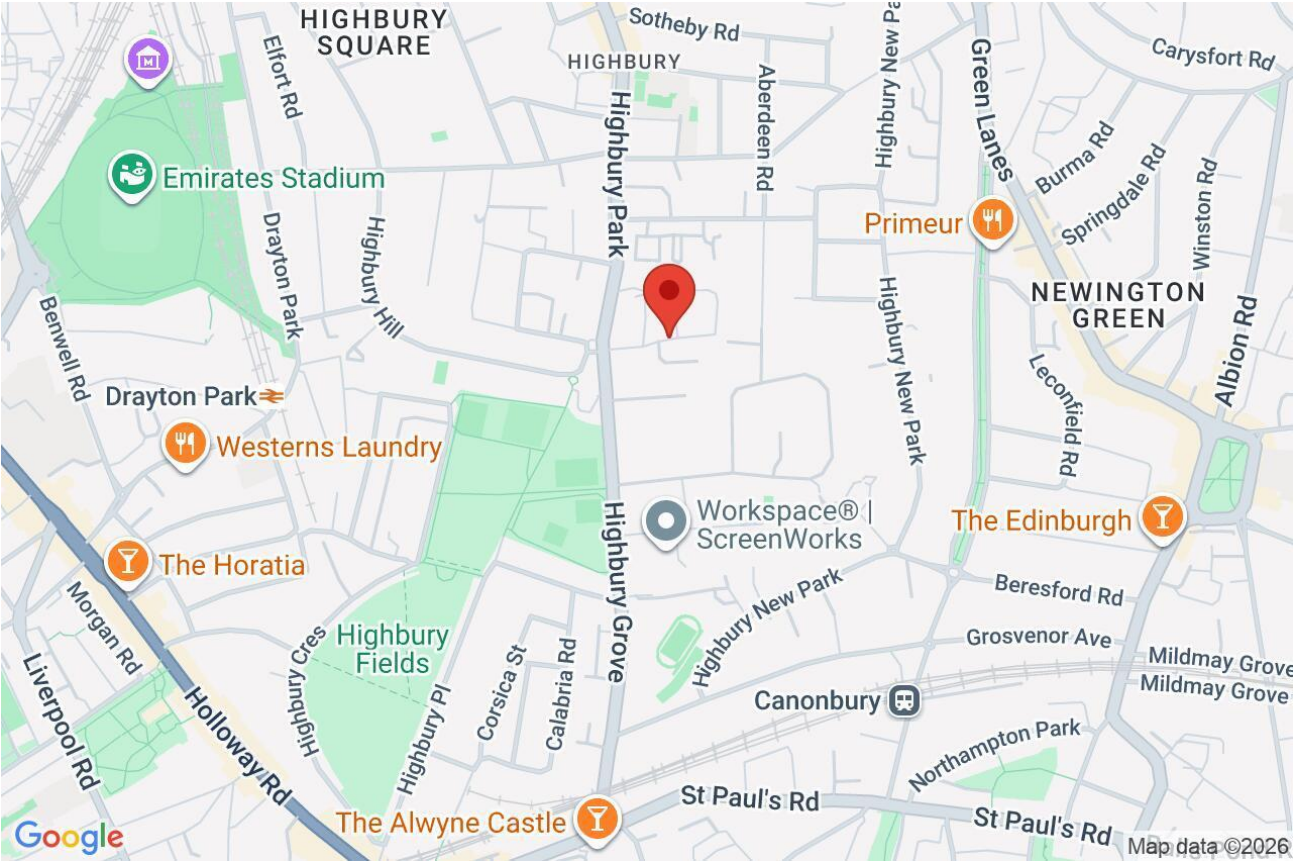
Approx Gross Internal Area      495 Sq Ft - 45.99 Sq M  
(Excluding Storage)

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
for illustrative purposes only. Measured according to the RICS. Not To Scale.

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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.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |