



Catherall Road, London, N5 2LE

Asking Price: £385,000 Leasehold

1 Total Bedroom | 1 Bathroom

A stylish, low maintenance one bedroom apartment on a tree-lined street, in a peaceful location in central Highbury. Excellent transport links, and close to Clissold Park and Highbury Fields.

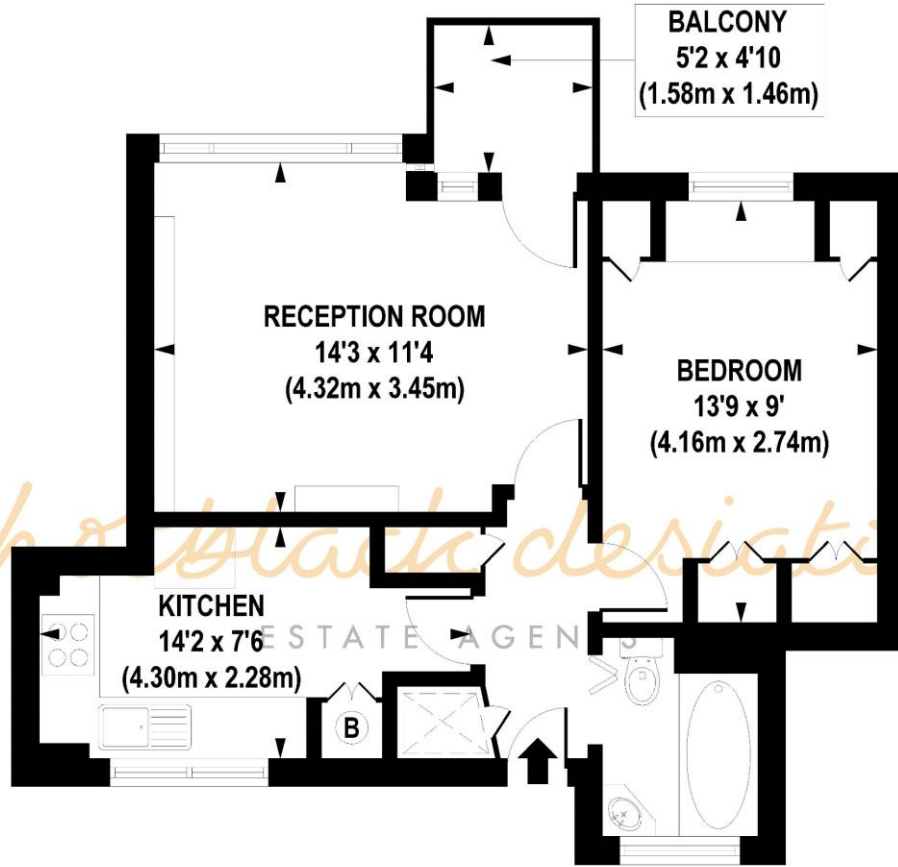
- Leasehold 174 years
- Private balcony
- Near Clissold Park
- Pristine condition



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This light and well-proportioned apartment comprises a large double bedroom, a bright and spacious reception room with private balcony and a recently renovated full fitted kitchen and bathroom. The generous south facing windows afford plenty of natural light and the apartment benefits from excellent storage throughout.



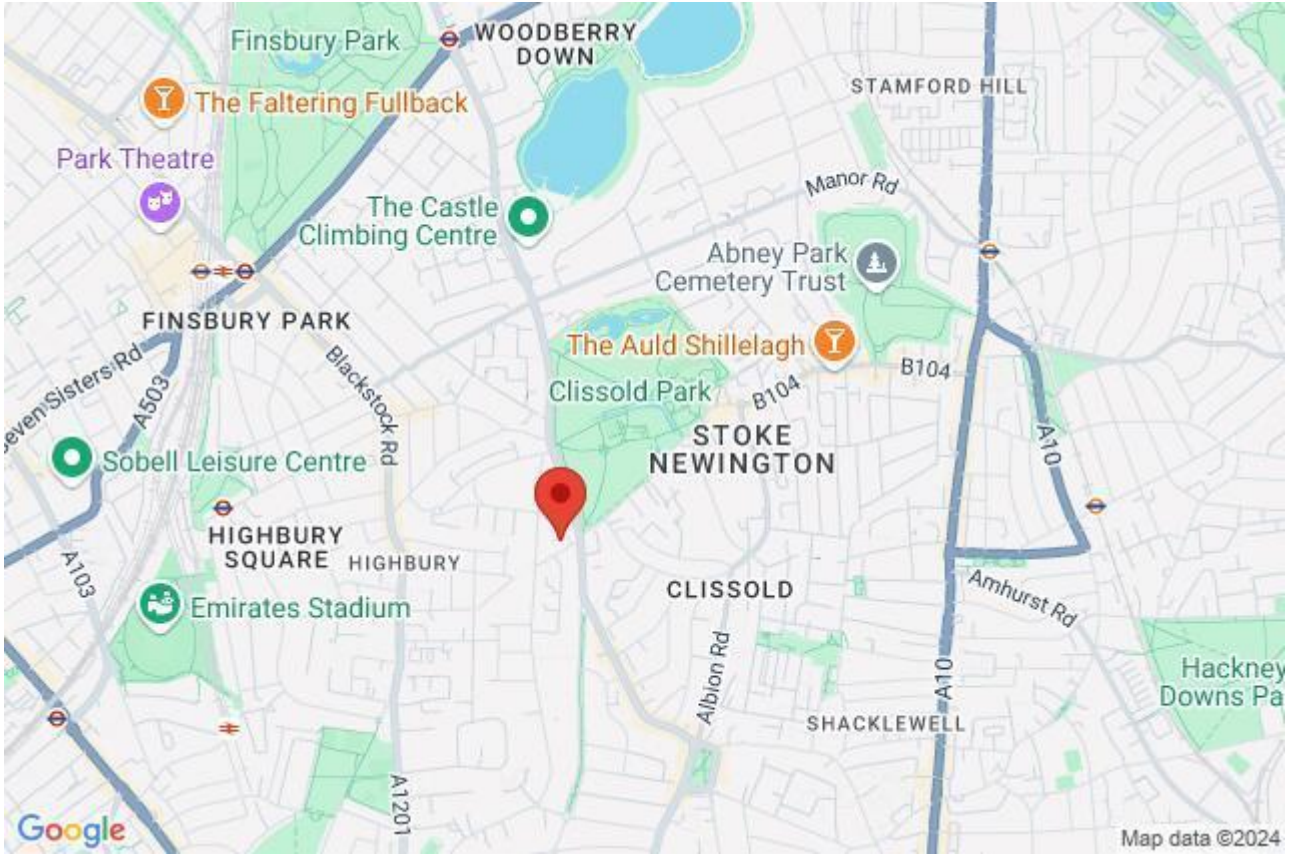


THIRD FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 455 sq. ft / 42.29 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 | 55 | 55 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |