



## Framfield Road, London, N5 1UU

Asking Price: £615,000 Share of  
Freehold

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

An immaculate flat with south facing garden located adjacent to Highbury Fields.

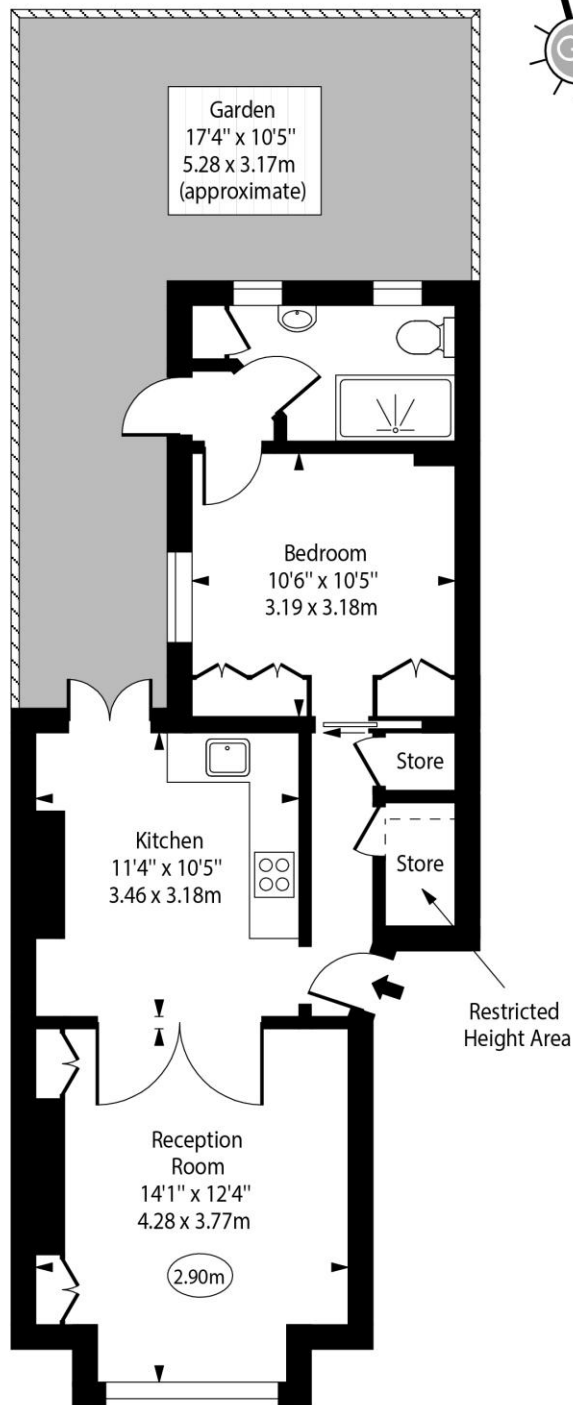
- Share of Freehold with 988 years remaining on lease. Service charge is just costs of maintenance etc. shared with other flat
- Packed with period features, Crittall style garden access, wet room and feature fireplace
- Sole use of well designed, entirely private south facing rear garden
- High ceilings and big windows throughout





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○ - Ceiling Height



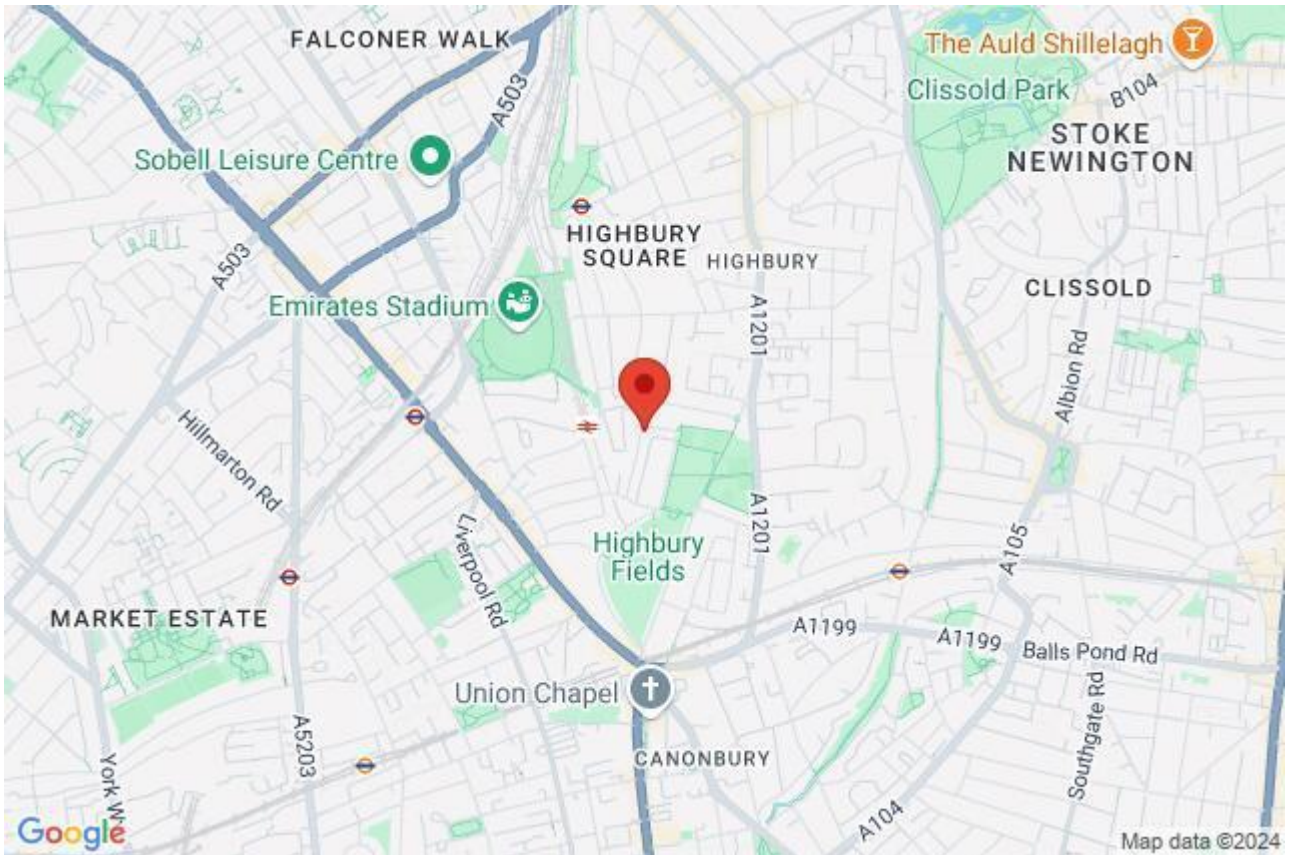
Ground Floor

Approx Gross Internal Area 515 Sq Ft - 47.84 Sq M

Approx. Floor Area Including Restricted Heights 525 Sq Ft - 48.77 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 026163J

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 | 66                      | 77        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |