



## Beechcroft Court, Leigh Road, London, N5 1AJ

Asking Price: £550,000 Leasehold

**3 Total Bedrooms | 1 Reception Room | 1 Bathroom**

A spacious three-bedroom split-level maisonette located in the heart of Highbury. In need of modernisation, the property presents a great project for buyers looking to update and personalise their space.

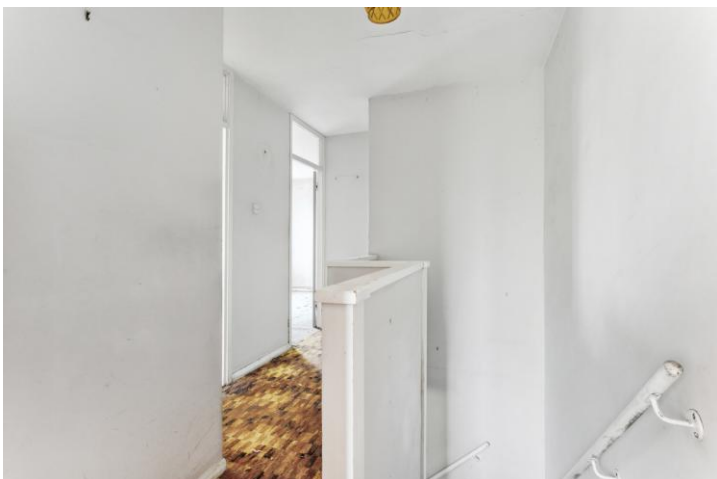
- Three-bedroom upper, split-level maisonette
- Chain Free
- Off street parking space
- Nestled on a quiet turn just past the top of Highbury Fields
- • In need of modernisation, the property presents a great project

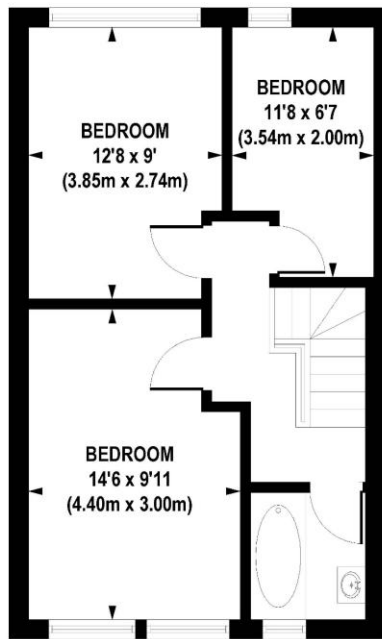




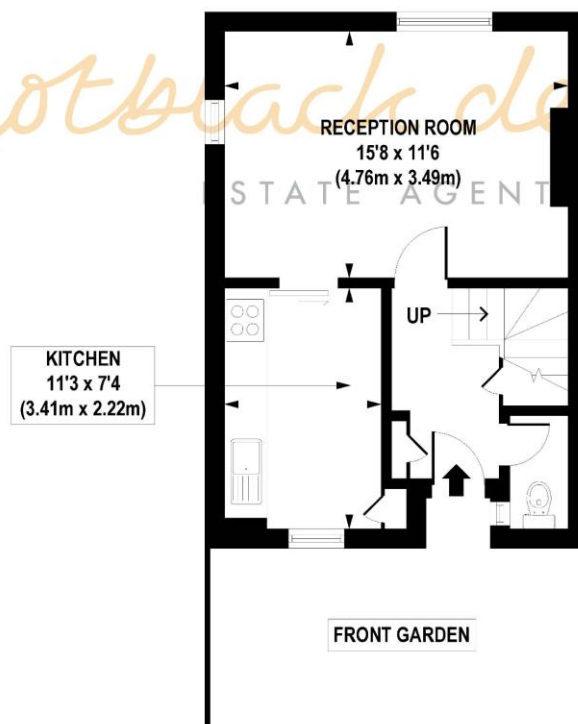
## Beechcroft Court, Leigh Road, London, N5 1AJ

A spacious three-bedroom split-level maisonette nestled on a quiet residential turning just past the top of Highbury Barn. Arranged over the first and second floors of a purpose-built block, the property offers a fantastic opportunity for buyers looking to modernise and create a truly personalised home in one of Highbury's most desirable locations.





**SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 436 SQ FT**

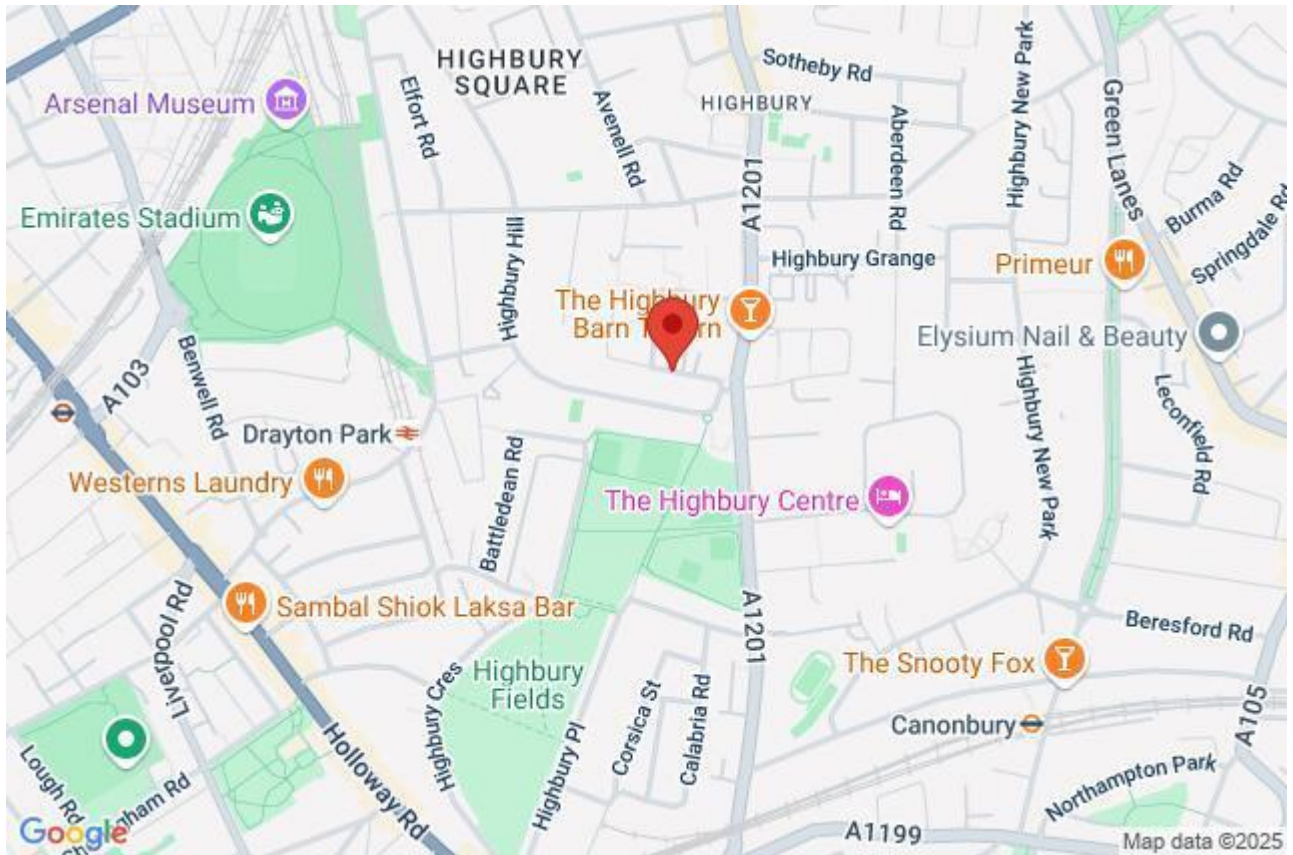


**FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 358 SQ FT**

**APPROX. GROSS INTERNAL FLOOR AREA 794 sq. ft / 73.81 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 RIICS 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	