



## Weston Court, 20 Queens Drive, London, N4 2XD

Asking Price: £575,000 Leasehold

**3 Total Bedrooms | 1 Reception Rooms | 2 Bathrooms**

Set across two levels and directly overlooking the greenery of Clissold Park, this bright three-bedroom maisonette spans approx. 921 sq ft and is being offered as chain free.

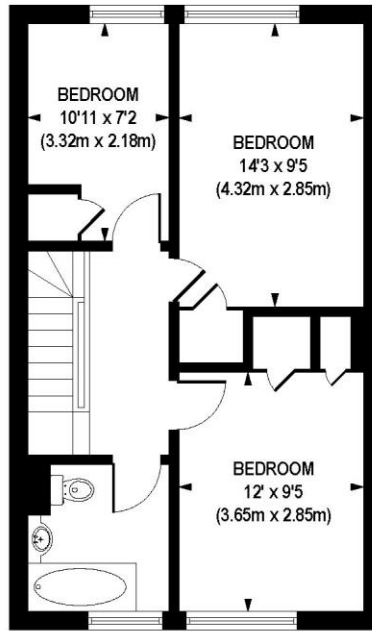
- 3 bedrooms, offering approx. 921 square feet of space
- Split level upper maisonette overlooking Clissold Park
- Chain Free
- Situated in a building with convenient lift access
- One of Stoke Newington's most desirable locations



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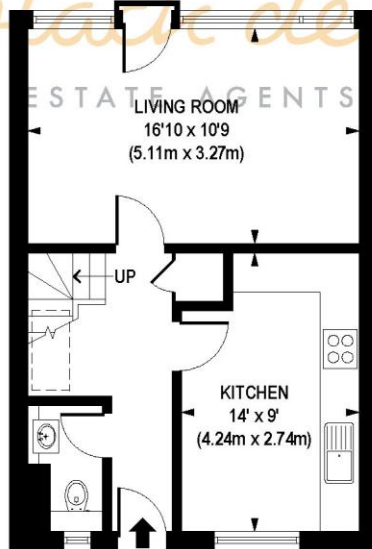
Highbury Barn and Stoke Newington Church Street are both easy walking distance with a huge mix of fantastic independent shops, bars and restaurants.





SIXTH FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 500 SQ FT

*hotblack desiato*



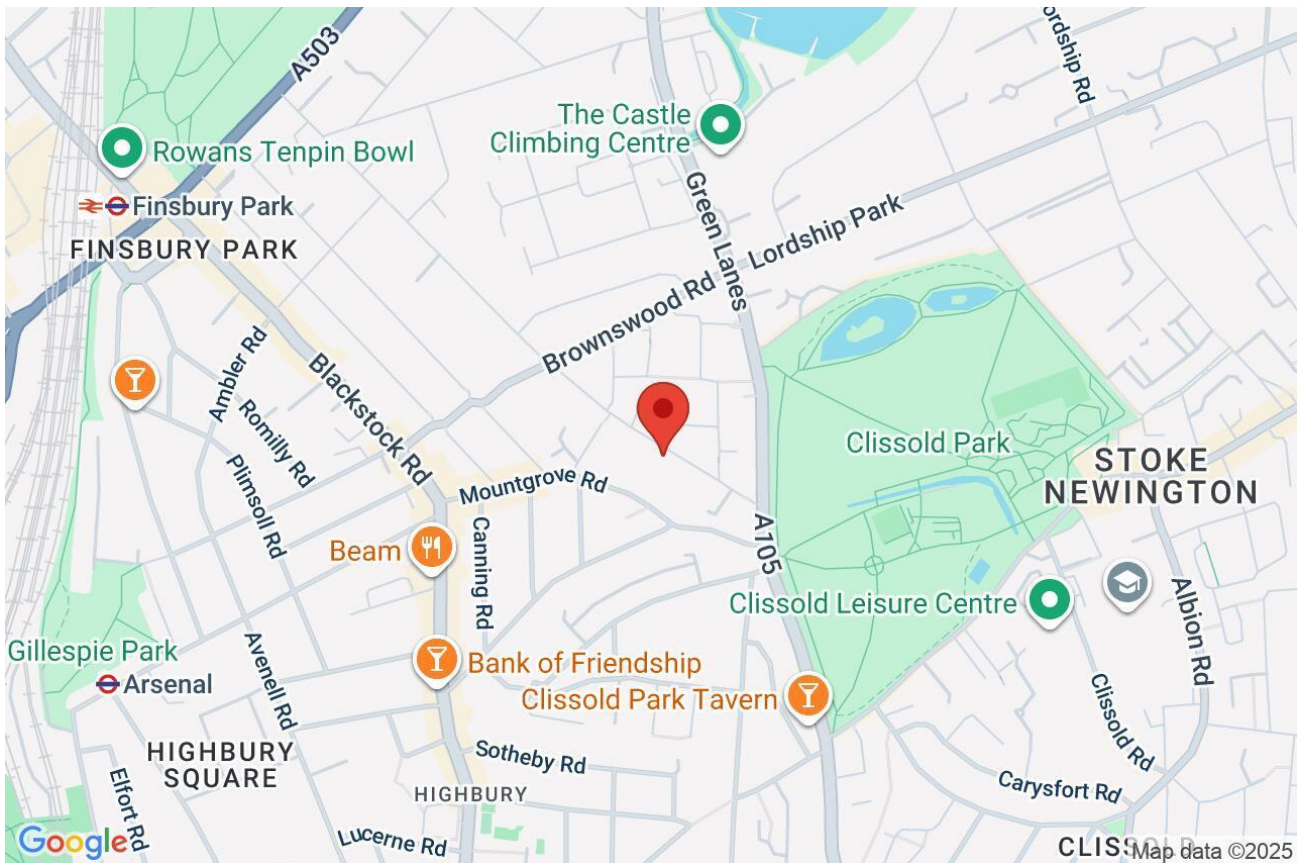
FIFTH FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 421 SQ FT

**APPROX. GROSS INTERNAL FLOOR AREA 921 sq. ft / 85.60 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		