



## Gardners Court, Kelvin Road, London, N5 2PH

Asking Price: £385,000 Leasehold

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

Located on the doorstep of Highbury Barn and moments from Highbury Fields, this well-presented and generously proportioned one-bedroom apartment offers bright, comfortable living within easy reach of excellent transport links and is offered to the market chain free.

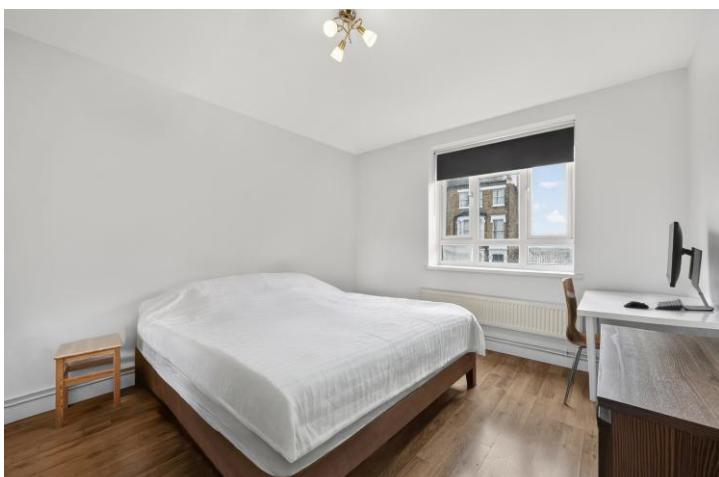
- Bright and airy one-bedroom apartment
- Excellent transport links
- Chain Free
- In the heart of Highbury
- Well-proportioned double bedroom
- Communal gardens



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Set on the first floor, the property provides approximately 524 sq ft of well-arranged accommodation with a bright and airy feel throughout. The spacious reception room enjoys excellent natural light and offers ample living space, complemented by a well-fitted modern kitchen.

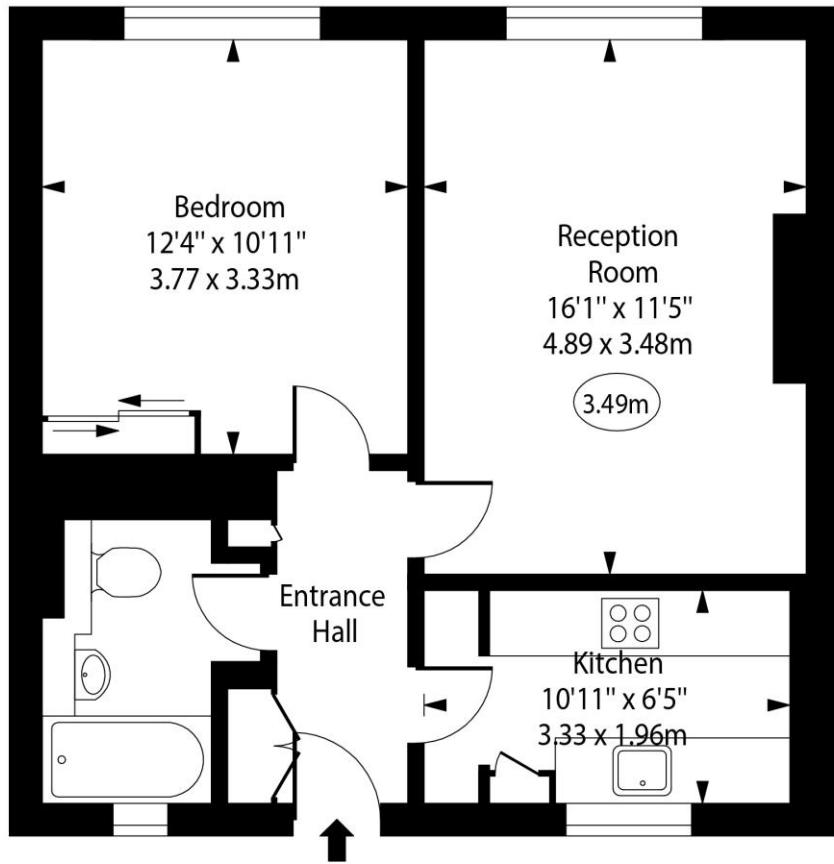
**Please note that forthcoming major works have been fully factored into the asking price, with the seller covering the associated costs**



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○ - Ceiling Height



First Floor

Approx Gross Internal Area

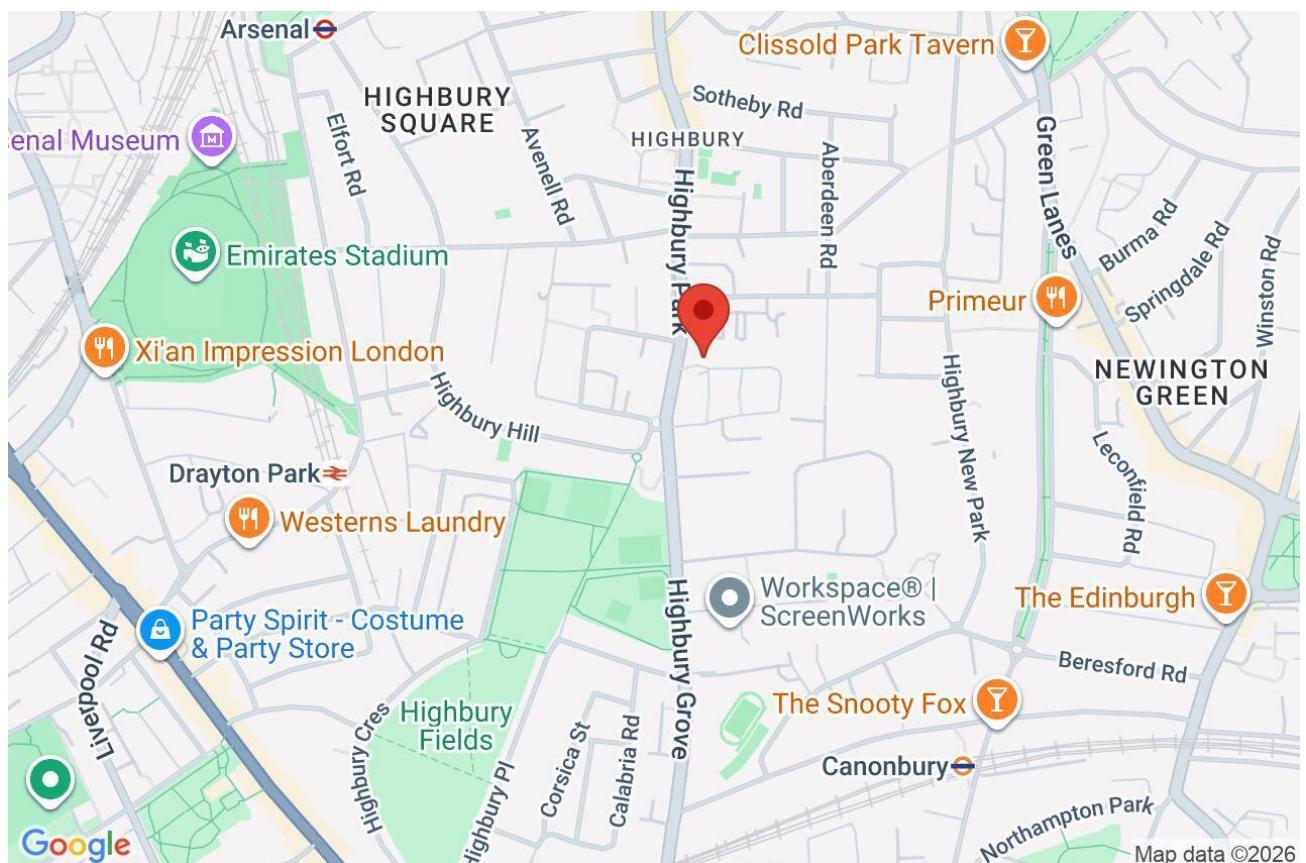
524 Sq Ft - 48.68 Sq M

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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Ref. No. 030458WI

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	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		