



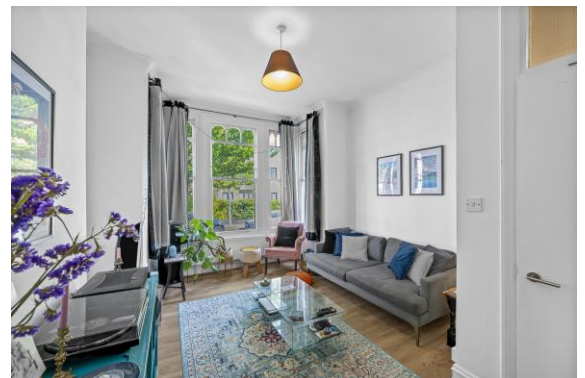
Roseleigh Avenue, London, N5 1SP

Asking Price: £750,000 Share of
Freehold

**2 Total Bedrooms | 1 Reception Room | 2
Bathrooms**

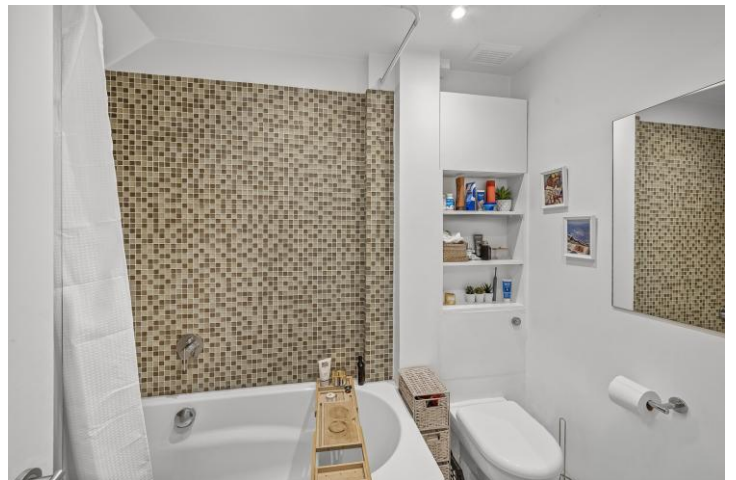
A fantastic two bedroom maisonette situated in a period conversion on a quiet road.

- A spacious, bright two bedroom flat with large, shared west facing garden
- Two good sized double bedrooms, living room and separate kitchen with direct access to garden
- Great location, behind Highbury Barn and near the Fields
- A 15 minute walk to Highbury & Islington station for Windrush, Victoria & Overground lines



Roseleigh Avenue, London, N5 1SP

A fantastic two bedroom maisonette property situated in a period conversion on a quiet road. The property offers a bright reception with large bay windows, a fitted kitchen, bathroom, two double bedrooms and direct access to a communal garden. Share of freehold, 97 years on lease



Roseleigh Avenue, N5



○ - Ceiling Height



Cellar

Ground Floor

Approx Gross Internal Area

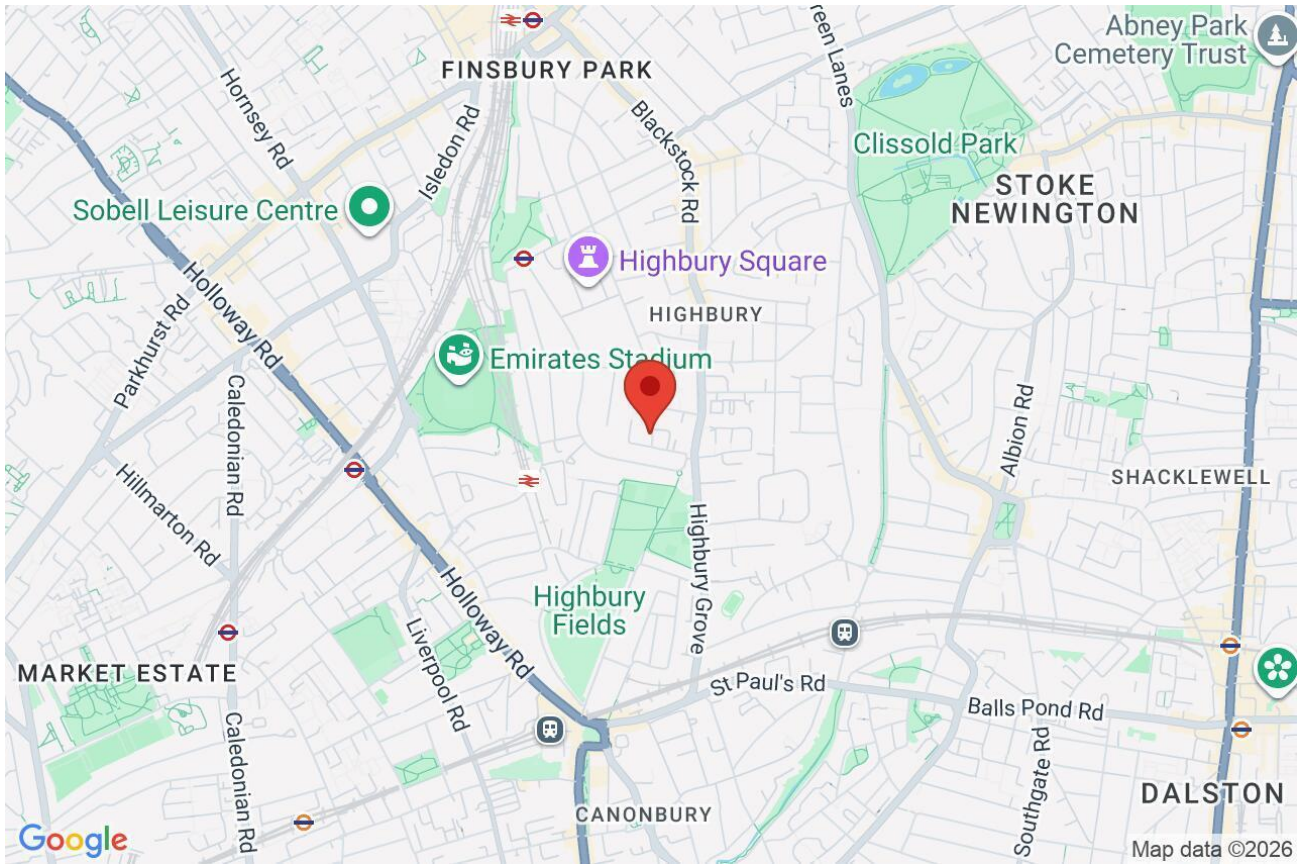
810 Sq Ft - 75.25 Sq M

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. 031446D

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