



Bryantwood Road, N7 7BG

Asking Price: £400,000 Leasehold

1 Total Bedroom | 1 Reception Room | 1 Bathroom

A bright, one double bedroom, ground floor apartment positioned moments from Highbury Fields, N5. Accommodation comprises of a spacious lounge with period features, separate kitchen, bedroom and bathroom with south west facing private garden. The property is cleverly designed to include the bathroom on the first floor.

- Leasehold 150 years
- Ground Floor
- Garden
- Resident Parking
- 563 Approx Sq Ft

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Situated a short walk away is the prestigious Highbury Barn which offers a number of renowned local amenities. Transport links are a short distance away and well serviced by a selection of convenient bus routes, Highbury and Islington Station (Victoria Line and Overground), Holloway Underground Station (Piccadilly Line), as well as, and within close proximity is Drayton Park Overground Station which takes you directly to Moorgate.





APPROX. GROSS INTERNAL FLOOR AREA 563 sq. ft / 52.32 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 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		74
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

