



Aberdeen Road, London, N5 2XB

Asking Price: £1,250,000 Share of Freehold

2 Bedrooms | 2 Reception Rooms | 3 Bathrooms

A rare opportunity has arisen to purchase this lovely split level garden maisonette on Aberdeen Road.

- Share of Freehold
- Service charge: £50pcm to sinking fund
- Ground rent: n/a
- EPC - c



Aberdeen Road, London, N5 2XB

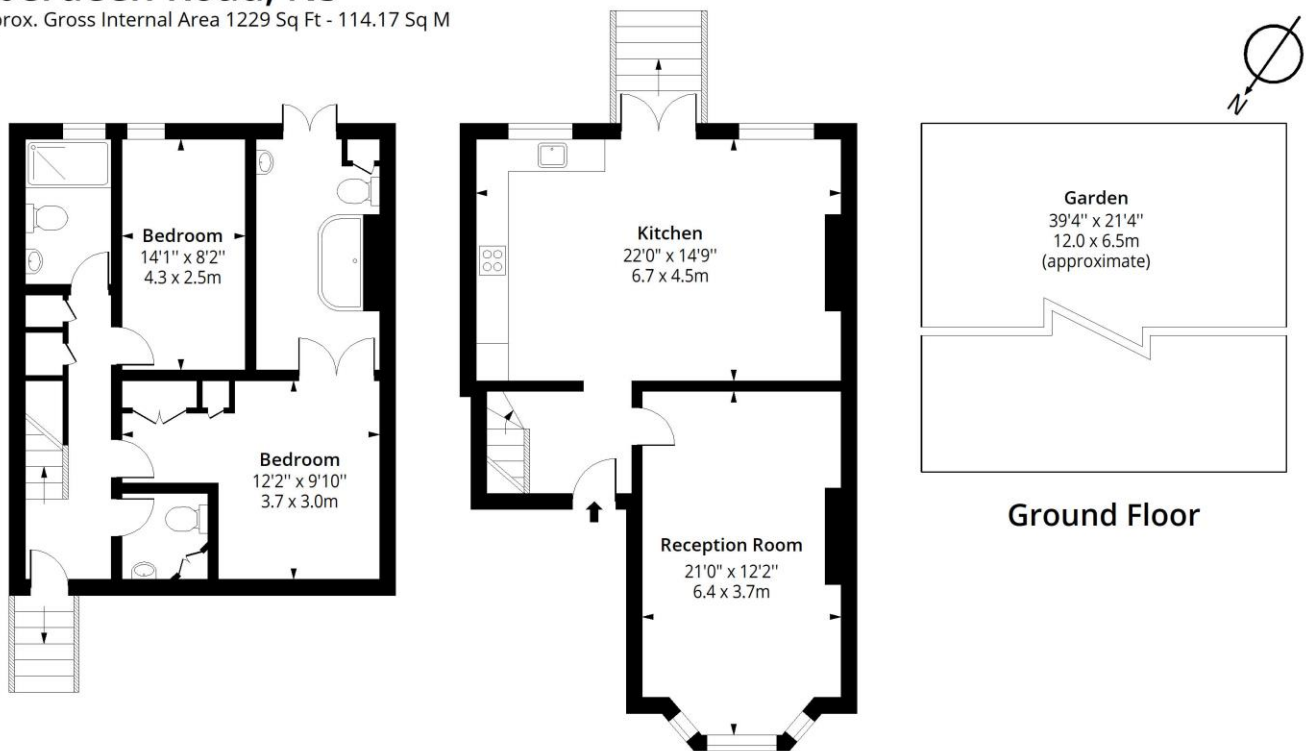
Situated on quiet Aberdeen Road, the street benefits from no through traffic, and convenient access to transport and amenities.

From the front door, a short walk takes you to the gated entrance to Aberdeen Park, a lovely walk to either Canonbury Station for the City, or Highbury & Islington for the tube.



Aberdeen Road, N5

Approx. Gross Internal Area 1229 Sq Ft - 114.17 Sq M



Lower Ground Floor

Floor Area 583 Sq Ft - 54.16 Sq M

Upper Ground Floor

Floor Area 646 Sq Ft - 60.01 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

ipaplus.com

Date: 28/9/2023

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.

