



Gillespie Road, London, N5 1LH

Offers in excess of: £1,200,000
Freehold

3 Bedrooms | 1 Reception Room | 2 Bathrooms

Situated on the ever-popular Gillespie Road, this beautifully presented three-bedroom Victorian family home has been comprehensively refurbished throughout and offers over 1,140 sq ft of well-balanced accommodation.



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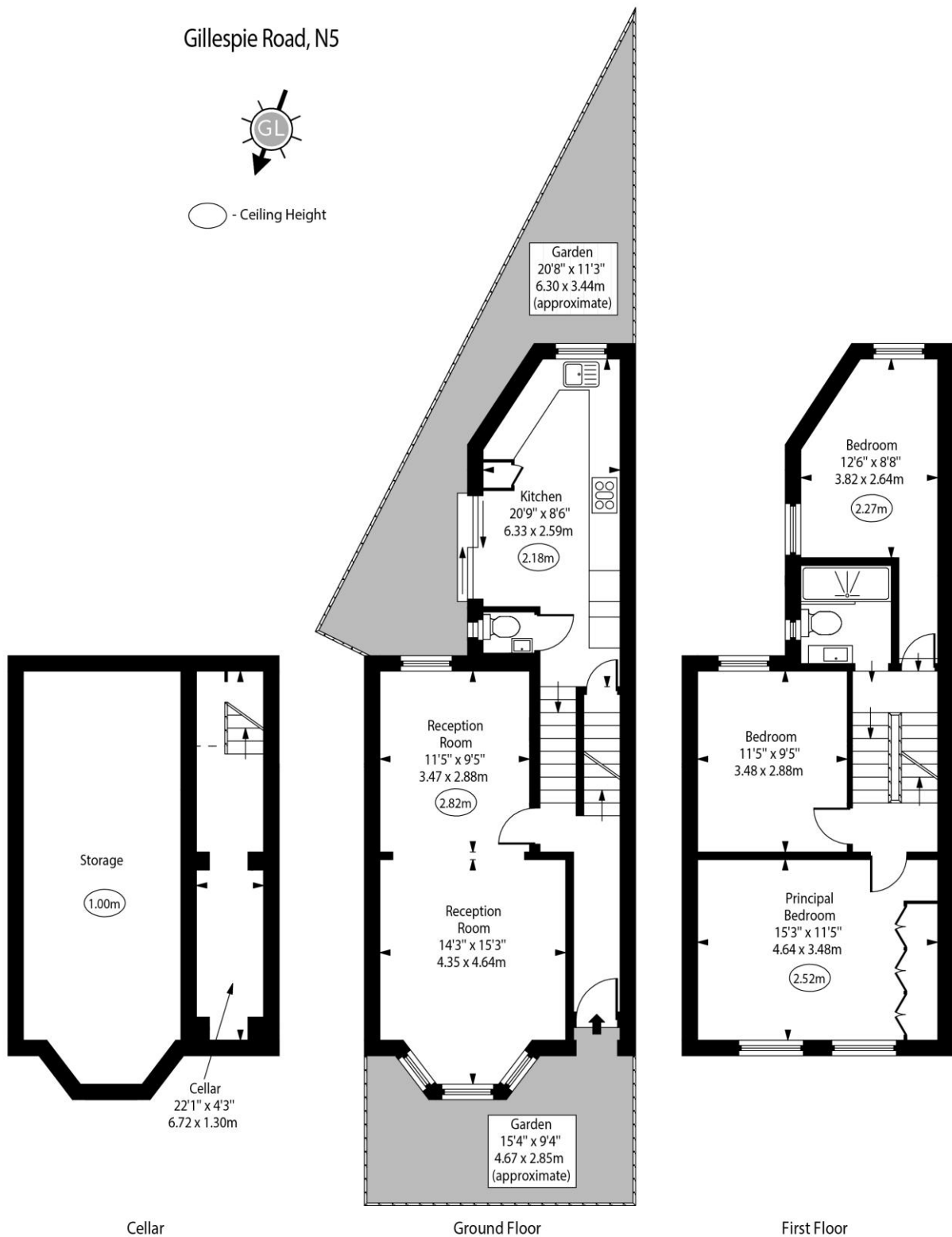
The property sits within the catchment for a number of well-regarded primary and secondary schools, including Stoke Newington and Highbury Grove Academy, along with several other good and outstanding options locally. The area is also defined by its access to green space, positioned between Finsbury Park, Clissold Park, Highbury Fields and the West Reservoir, with Gillespie Park a nearby hidden gem.



Gillespie Road, N5



○ - Ceiling Height



Approx Gross Internal Area 1142 Sq Ft - 106.09 Sq M

(Including Cellar)

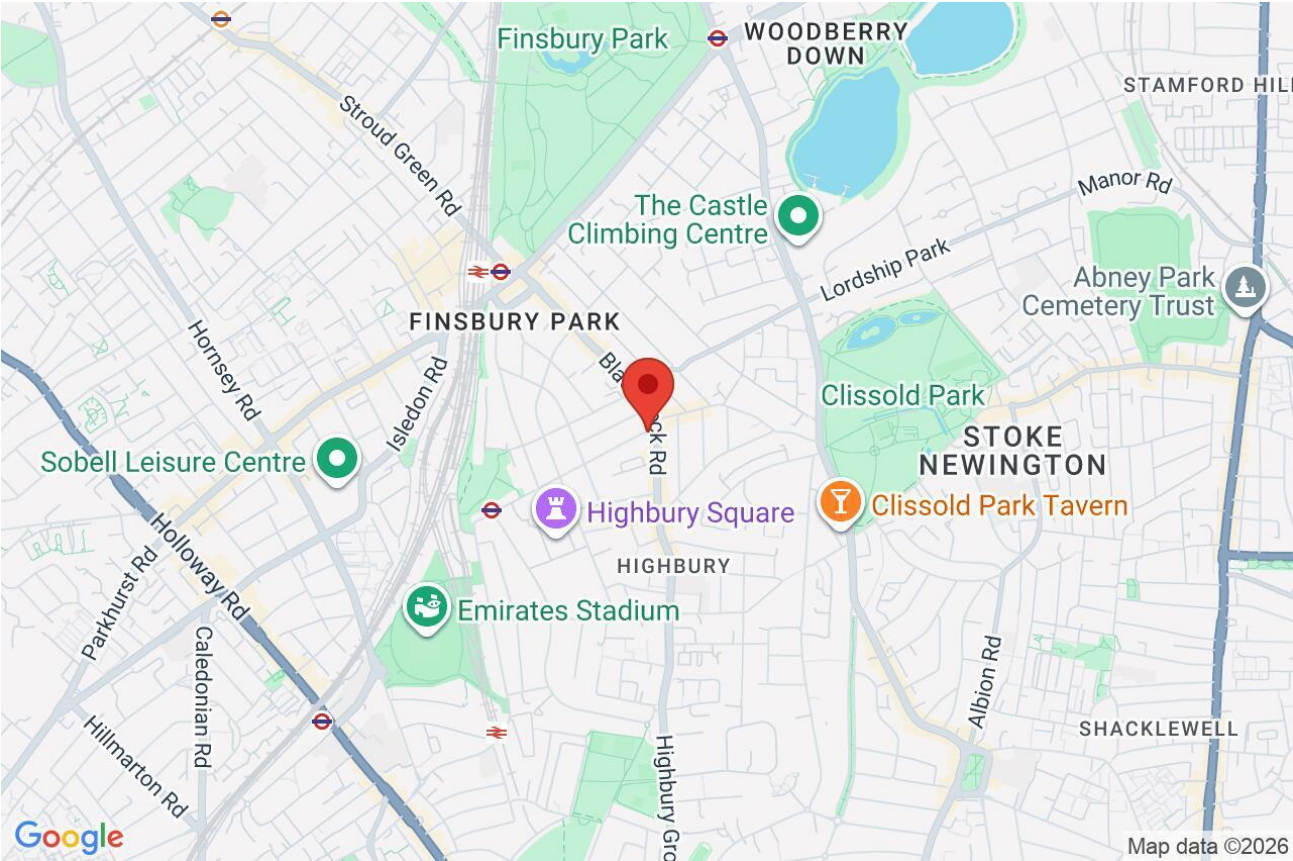
(Excluding Storage Area)

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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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		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		