hotblack desiato



Casbeard Street, London, N4 2GD

Asking Price: £465,000 Leasehold

1 Bedroom | 1 Bathroom

A stunning one-bedroom apartment approximately 600sq ft of loft-style living with 3m-high ceilings, private patio, and easy access to Clissold Park, Stoke Newington Church Street, Finsbury Park and excellent transport links.





- Leasehold 115 years 8 months
- Ground rent £250 pa
- Service Charge £3792.48 pa (reserve fund £757.49 pa)

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The property offers bright, well-proportioned loft-style accommodation within the award-winning Kings Crescent development, renowned for its innovative design and architectural quality, with a spacious open-plan reception room and kitchen, a generous double bedroom, contemporary bathroom and useful built-in storage. The private patio provides an excellent extension of the living space and is ideal for al fresco dining, entertaining or simply enjoying a morning coffee.





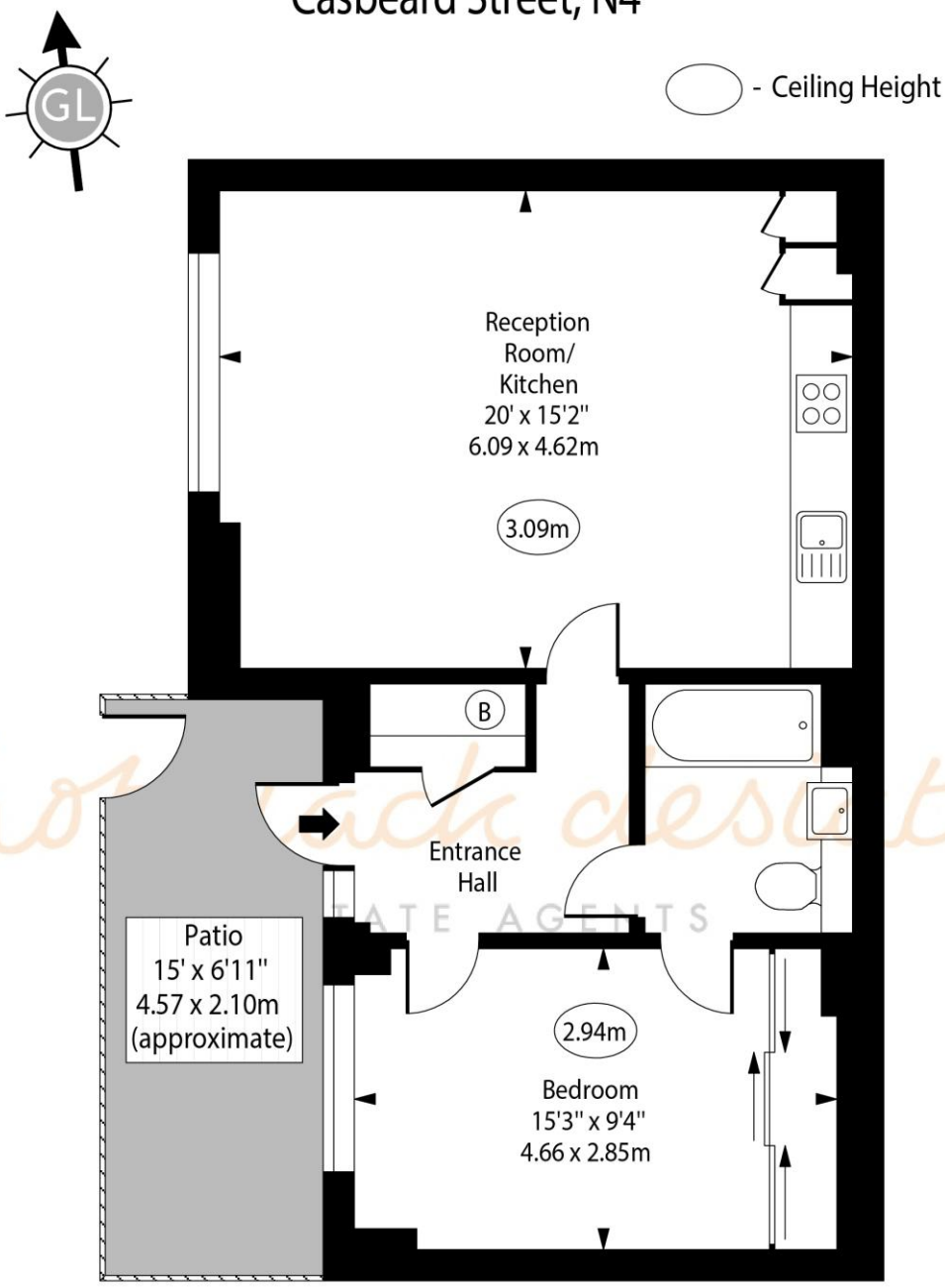








Casbeard Street, N4

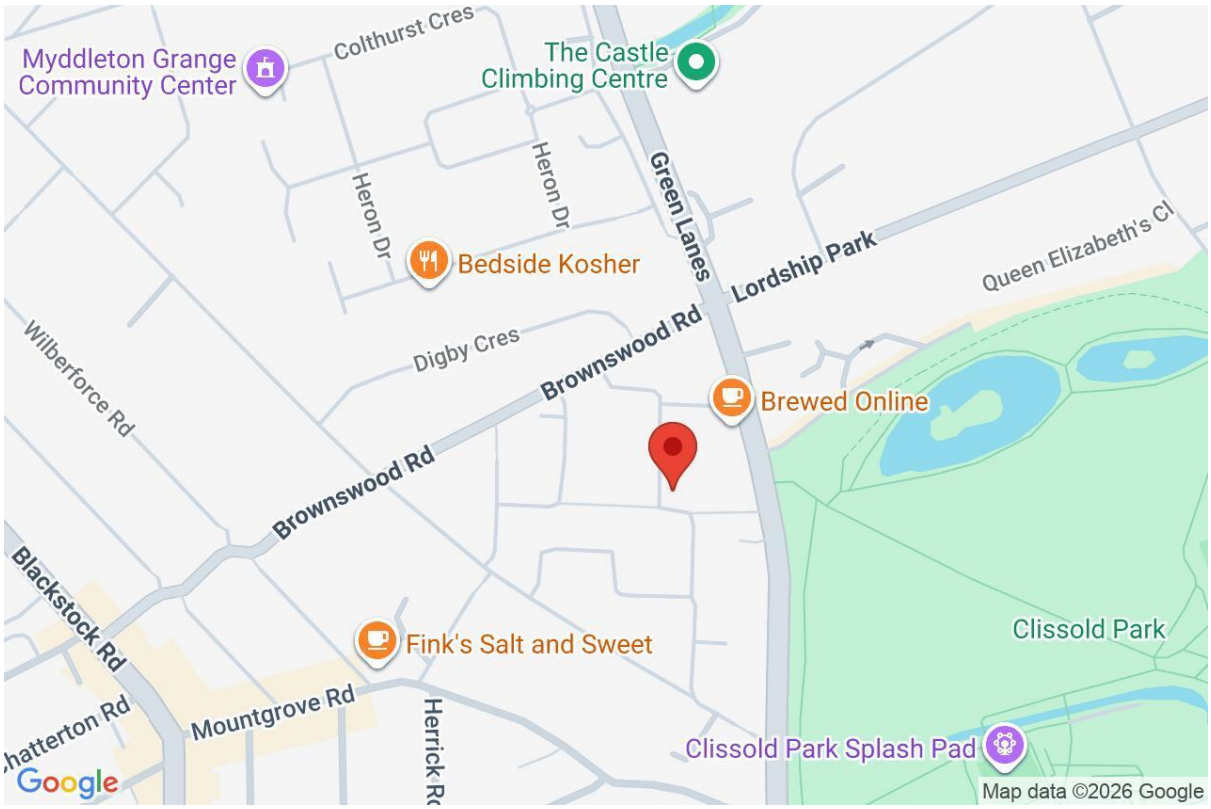


Ground Floor

Approx Gross Internal Area 582 Sq Ft - 54.07 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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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 RIICS 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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		