



## 333 Highbury Quadrant, London, N5 2TB Offers in excess of £260,000

Goodmove are delighted to present this first floor studio apartment to the market.

Accommodation is bright and well presented throughout and briefly comprises a large studio room, separate kitchen, bathroom and plenty of storage throughout.

Located a short walk away from Highbury and Stoke Newington, with the beautiful green spaces of Clissold Park a few minutes away. Transport links are well serviced by both a selection of good bus routes and excellent tube links including Arsenal underground station (Piccadilly Line) and Finsbury Park (Victoria Line & National Rail), both within a short walk. Ideally positioned just a short walk from both Highbury and Stoke Newington, this home enjoys easy access to a wealth of local amenities, boutique shops, and vibrant cafes. The beautiful open green spaces of Clissold Park are just minutes away, offering a perfect escape for outdoor leisure and relaxation.

The property has been attractively priced and we invite all buyers in a position to proceed to view. Please call for more information.



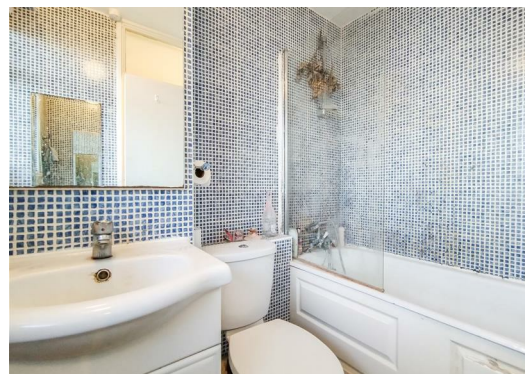
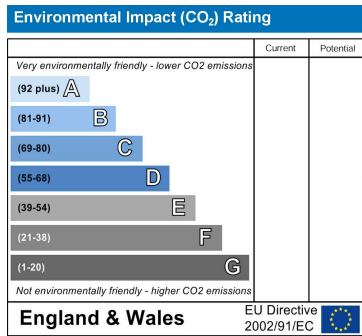
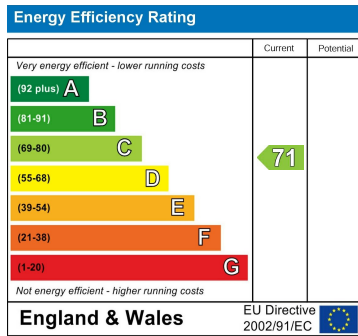
**Leasehold Information**

172 years remaining on the lease  
 Ground rent: £120 per annum  
 Maintenance charge: £840 per annum

This information is provided by the vendor and should be verified during the conveyancing process.

**Disclaimer**

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**



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