



M&M
PROPERTY

Poets Road, N5

1 Bedroom

£360,000

Leasehold



OFFERED CHAIN FREE - A top floor one bedroom flat, as part of this independent, low rise purpose built block on the very quiet Poet's Road, N5. Comprising a generously sized double bedroom, spacious lounge, separate kitchen area, tiled bathroom and a unique storage cupboard conversion for a comfy work from home space. The property also has use of the communal gardens on the ground floor and future potential of securing one of the gated parking spaces (subject to application)

Poets Road is one of Newington Green's most sought after and quiet residential turnings, with no through traffic. The ambiance of the surrounding buildings is that of classic Victoriana. Ideally positioned for all the local transport and shopping facilities of Newington Green with Canonbury Station very near by.

What the owner said;

We've loved living here. The flat is lovely and spacious and tucked away in a small serene block with friendly neighbours and a pretty communal garden. The real selling point for us has been the location. Nestled behind Newington Green, seconds away from buses and night-buses, a five-minute walk from Canonbury station and with an amazing choice of absurdly good restaurants and cafes on our doorstep. Plus, this flat has top tier Deliveroo game. We'll really miss it!

**FOR FURTHER
INFORMATION**

**Please call
M & M PROPERTY
on 020 7704 0664**

M&M Property | Sales, Lettings and Property Management

T 020 7704 0664 | F 020 7704 0736 | enquiries@mandmproperty.co.uk

97 Newington Green Road, Islington, London N1 4QX | mandmproperty.co.uk



- One Bedroom
- Independent Purpose Built Block
- Superbly Quiet Street
- Potential Gated Parking
- Canonbury, N5

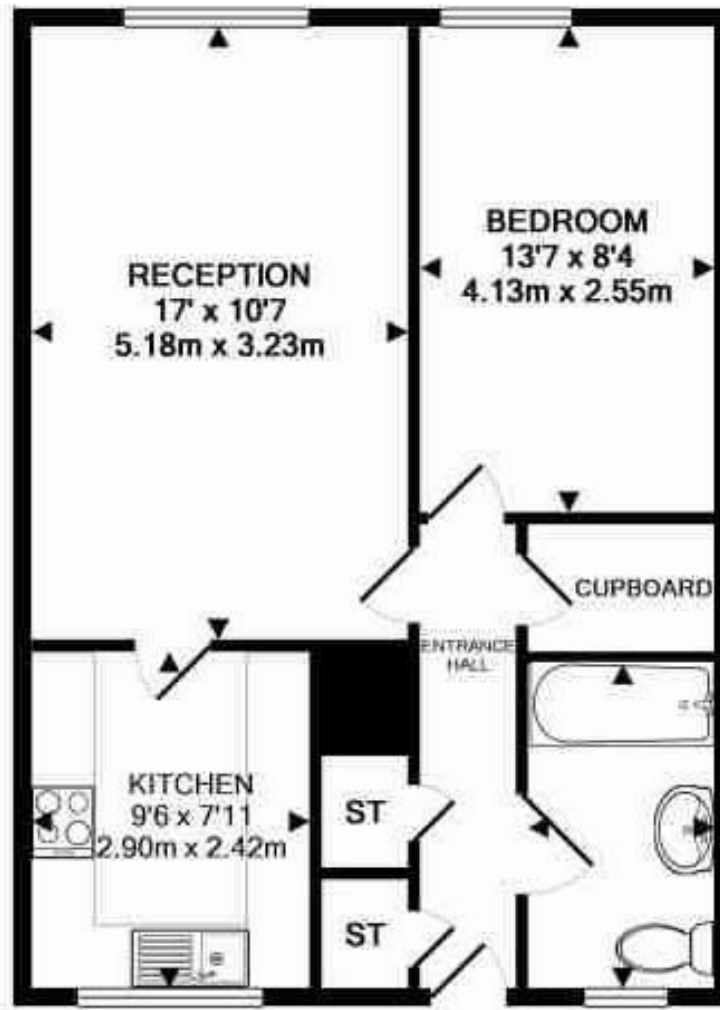
- Top Floor Flat
- Communal Gardens
- Newington Green Amenities
- Close to the Overground
- CHAIN FREE



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific settings. Room Sizes are approximate and believed to be accurate within inches and they should not be relied upon for carpets and furnishings.

POETS ROAD, N5

TOTAL APPROX. FLOOR AREA 496 SQ.FT. (46.1 SQ.M.)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	63
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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