



Red Square Carysfort Road, London N16

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Wonderful three bedroom duplex apartment set on the upper levels of this sought-after gated development, with off-street parking and concierge service.



DESCRIPTION

Providing in excess of 1,200 sq ft of imaginatively configured floor space, the accommodation comprises a fantastic open-plan kitchen and reception room featuring floor to ceiling glass windows with sliding doors, a laundry area, guest cloakroom and understair storage. Upstairs there is a generous principal bedroom with stylish ensuite bathroom; shower-room and two further bedrooms, one with double-height ceiling & storage mezzanine. The property further benefits from a dedicated parking space for one car. Clissold Park's green open spaces are just at the top of the road as are Church Street's eclectic array of eateries, independent shops, pubs and coffee bars. Excellent transport links to The City and West End are nearby, with numerous good bus routes, and trains from stations at nearby Arsenal and Manor House Underground (Piccadilly Line), Highbury & Islington Station (Victoria Line, Overground & National Rail), as well as Canonbury and Stoke Newington Overground stations.

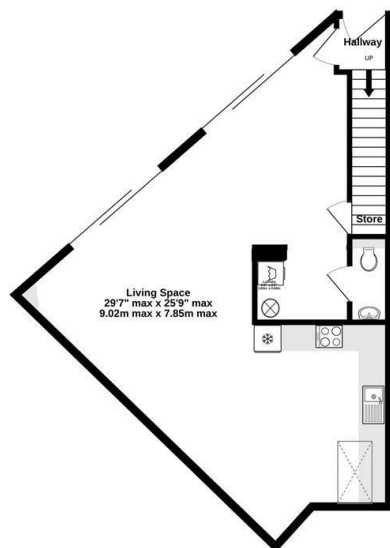
Leasehold

Asking Price £849,950

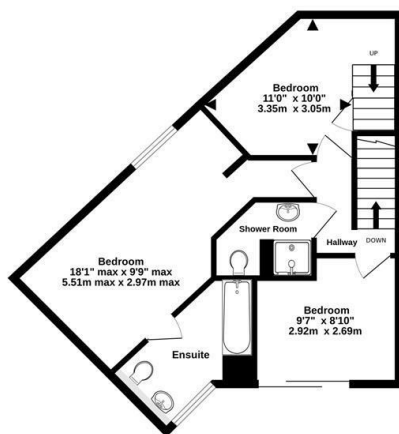




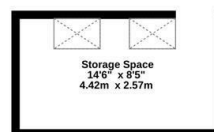
Third Floor
590 sq.ft. (54.8 sq.m.) approx.



Fourth Floor
503 sq.ft. (46.7 sq.m.) approx.



Mezzanine Level
122 sq.ft. (11.4 sq.m.) approx.



TOTAL FLOOR AREA: 1215 sq.ft. (112.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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