



## RIVERSDALE ROAD, ISLINGTON, N5

£1,895

Goldman Greg are delighted to present this lovely one bedroom apartment set within an attractive period conversion.

The property comprises a bright open plan reception area, fitted kitchen, double bedroom with built in wardrobes, modern bathroom and communal garden. The flat will be re-painted throughout.

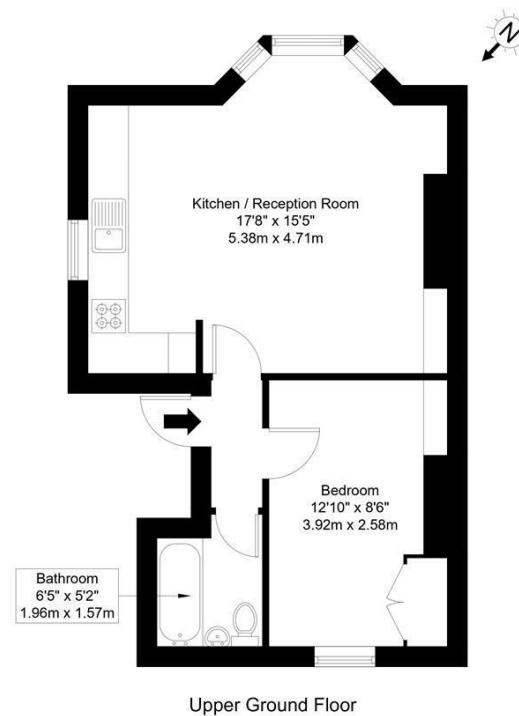
Riversdale Road is located moments away from Highbury Barn which offers a selection of sought-after local independent shops, cafes and restaurants. The property is a short walk away from the green, open spaces of Highbury Fields and Clissold Park. Easy access to the popular and vibrant Stoke Newington Church Street provides a further variety of great boutiques, restaurants and cafes.



Goldman Greg

## Riversdale Road, N5 2JT

Approx Gross Internal Area = 38 sq m / 409 sq ft

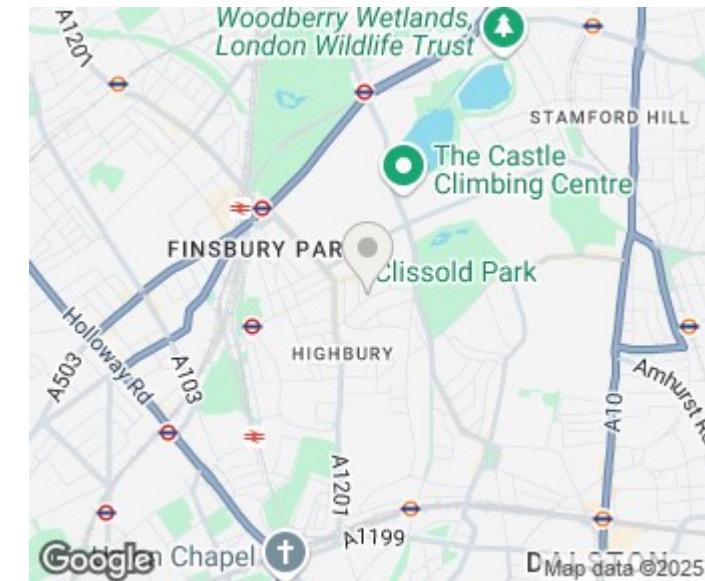


Ref :

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**PLAN**

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS Code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		64
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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