



**Riversdale Road, N5 2ST**  
**£695,000**

**DAVID  
ANDREW**

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most  
valuable  
asset

## Riversdale Road, N5 2ST

Introducing this spacious two-bedroom ground floor period conversion, set on a highly sought-after road in the heart of Highbury. A generous kitchen/diner provides direct access to a private garden, while there are two good-sized bedrooms, an additional room ideal as a home office or storage, and a bathroom.

Riversdale Road is a desirable and quiet street close to the boutique shops, cafes and bars of Highbury, Finsbury Park and Stoke Newington. Wonderful green spaces are located nearby, including Clissold Park, Gillespie Reserve & Woodberry Wetlands. The property is incredibly well-connected, with Victoria/Piccadilly Underground (Arsenal & Finsbury Park), National Rail services and regular bus services all within a short walk.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

- 732 sq ft / 68 sq m
- Spacious and private garden
- Two well-proportioned bedrooms
- Additional study/home office space
- Ground floor period conversion
- Bright reception room with bay windows
- Amazing location, set on a quiet residential street
- Close to local amenities, cafés, excellent transport links







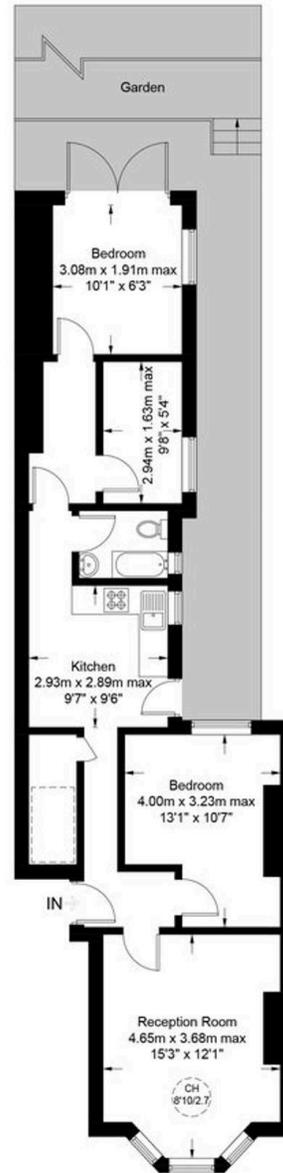


## Riversdale Road, N5

Approximate Gross Internal Area = 715 sq ft / 66.4 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 17 sq ft / 1.6 sq m  
Total = 732 sq ft / 68.0 sq m

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 = Reduced headroom below 1.5m / 5'0"



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1286760)



**Certified Property Measurer**



has been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own d those of professional s. David Andrew Estates bility for any error contained in these particulars.

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### Property Management Office

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*scan to book a viewing*

