



**Lyndon Court, Kelvin Road, N5 2PP**

Guide Price **£700,000**

**DAVID  
ANDREW**

your  
most  
valuable  
asset

## Lyndon Court, Kelvin Road, N5 2PP

Introducing a fantastic two-bedroom maisonette spanning 796 sq ft / 74 sq m of internal living space featuring a well-maintained private garden, balcony and dedicated off-street parking.

Nestled on a quiet street in the heart of Highbury and moments from the lush greenery of Highbury Fields, this two bedroom maisonette is presented in excellent condition and has an ideal split-level layout. The property has its own private entrance on the ground floor where you walk into a spacious and light-filled living room with a balcony, as well as a recently modernised kitchen on the same floor. Downstairs, there are two spacious double bedrooms with large windows and fitted wardrobes, a modern bathroom and bespoke cupboards beneath the stairs for additional storage. Both bedrooms provide direct access to the private south-east facing garden, a peaceful retreat with new decking and plenty of space for outdoor dining and entertaining.

Offered with a share of freehold, this purpose-built property is located on Kelvin Road, a quiet street close to popular cafes, restaurants and excellent transport links. These include Highbury & Islington Station (Victoria line, Overground and National Rail), Arsenal Underground Station (Piccadilly line), and local bus routes, making this a fantastic opportunity to enjoy the very best of Highbury living.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- 796 sq ft / 74.0 sq m - Internal Living Area
- Split-Level Maisonette with Off Street Parking
- Presented in Excellent Condition and Sun-Filled Throughout
- Two Double Bedrooms with Fitted Wardrobes
- Private and Spacious Garden & Balcony
- Beautifully Designed Kitchen, Spacious Living Room and Modern Bathroom
- Ideal Location - Moments from Highbury Barn and Highbury Fields
- Excellent transport links via Arsenal (Piccadilly Line) and Highbury & Islington (Victoria Line, Overground & National Rail)
- Service Charge: £1000p.a | Share of Freehold (993 Years Remaining)







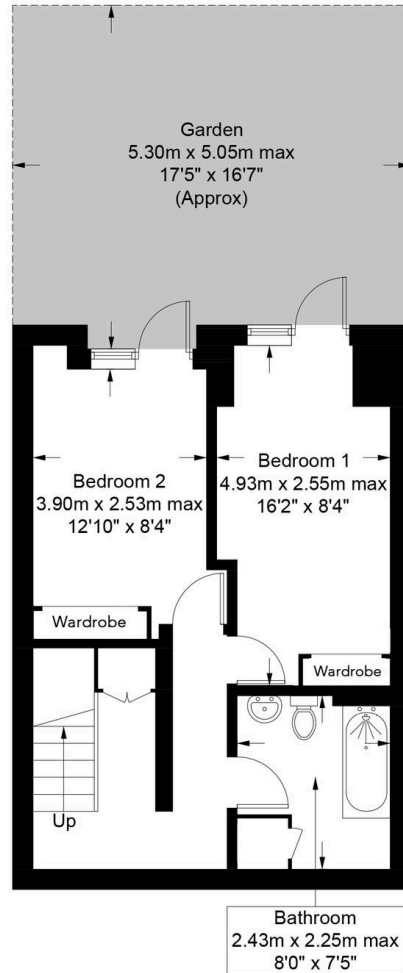




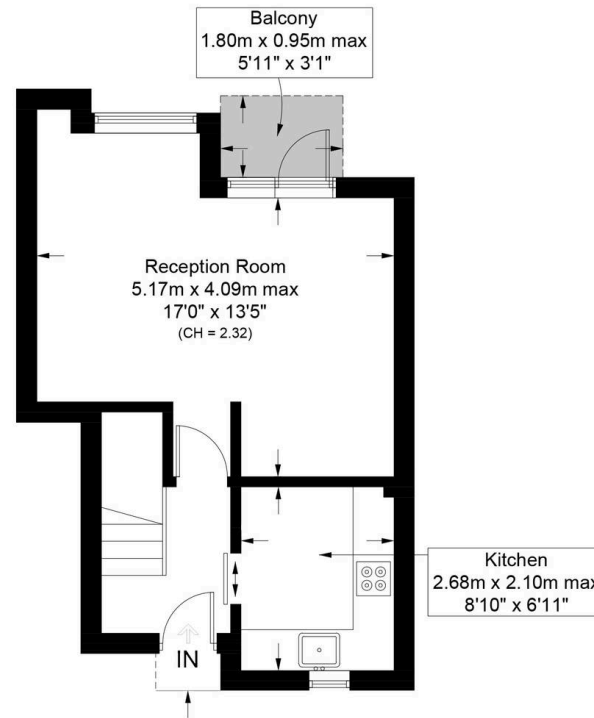
# Lyndon Court, N5

Approximate Gross Internal Area = 796 sq ft / 74.0 sq m

**DAVID ANDREW** | your most valuable asset



Lower Ground Floor



Ground Floor

**Archway Office**

671 Holloway Road  
London, N19 5SE

T (0)20 7619 3750

**Highbury Office**

90 Highbury Park  
London, N5 2XE

T (0)20 7354 9111

**Finsbury Park Office**

167 Stroud Green Road  
London, N4 3PZ

T (0)20 7281 2000

**Property Management Office**

235 Blackstock Road  
London, N5 2LL

T (0)20 7354 9222

scan to book a viewing



**Certified Property Measurer**

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. (ID1316629)



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

