



**FLAT 8, AUBERT PARK, HIGHBURY, LONDON, N5  
£700,000 SHARE OF FREEHOLD**

# A STUNNING, TWO DOUBLE BEDROOM PERIOD CONVERSION WITH PRIVATE GARDEN.

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## DESCRIPTION:

A beautifully bright, two double bedroom garden flat set in this very handsome Georgian Villa in Highbury, N5. Standing just over 750 sqft, the property has been tastefully decorated by the current owners and offers a wealth of lateral space throughout. Wasted space is minimal after entering through the front door, you are welcomed into a spacious reception room with access leading through to a well-equipped kitchen with separate storage area with ready to go utility facilities. Leading directly out from the living room and also master bedroom, is a stunning, south facing, private garden with a well-maintained communal garden positioned directly behind. Both bedrooms are genuine doubles while the property is completed with a family sized bathroom.

Aubert Park is set moments from Highbury Fields and the cafes and independent shops on Highbury Barn. The high street shops, bars and restaurants on Upper Street are within easy reach whilst there is also a fantastic selection of transport links. Arsenal offers the closest underground links on the Piccadilly line whilst Highbury and Islington provides the Victoria line and overground services. Easy access to Moorgate is facilitated from Drayton Park and a selection of superb bus links offer easy access across London.

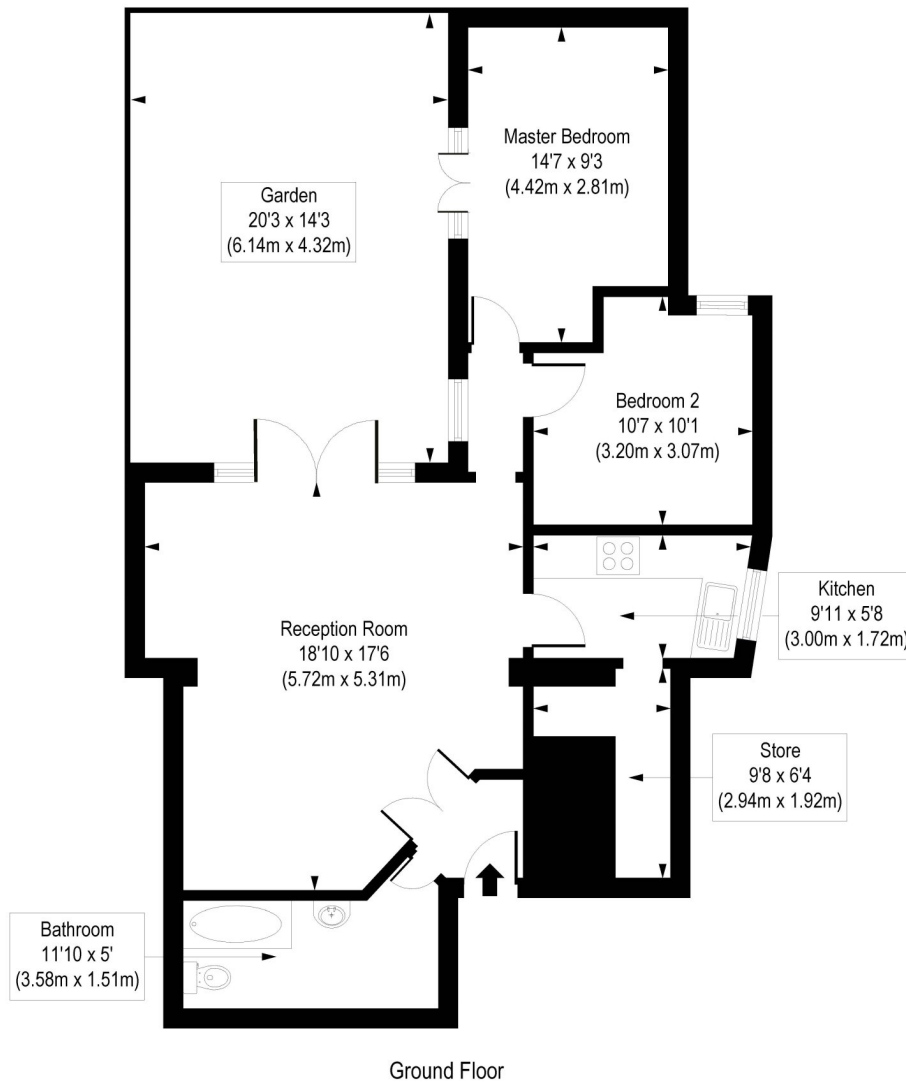
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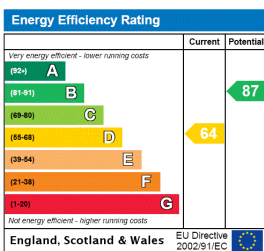
# Aubert Park, N5

Approx. Gross Internal Floor Area 753 sq. ft / 70 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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