



HIGHBURY PLACE, LONDON, N5
£3,500 PER MONTH PART FURNISHED

THREE DOUBLE BEDROOM, OVER 950SQFT.
LOCATED DIRECTLY ON HIGHBURY FIELDS.

Hackney | 020 8986 4216 | hackney@winkworth.co.uk



Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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DESCRIPTION:

Rare to the market is this superb, three double bedroom conversion set overlooking Highbury Fields. The property consists of a beautiful east facing living room leading onto a separated dining room and fully equipped kitchen. Three large bedrooms, both west facing overlooking Highbury Fields. There is a modernised family bathroom which can be found off the hallway. Further benefits of the property include an abundance of storage, multiple skylights and a gated private car parking space (available by separate negotiation)

Highbury Place is set overlooking the green spaces of Highbury Fields along with being moments away from the prestigious Highbury Barn. The property is seconds away from the highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Bourne's Fishmongers and Wine Rack Vintners all of which are hugely popular with locals as well as drawing those from further afield. Upper Street is also within close proximity known for its boutique shops and trendy atmosphere.

Transport links are well serviced by a selection of good bus routes as well as Highbury & Islington station (Victoria line and Overground - taking you directly to the City), Arsenal underground station (Piccadilly line) and Angel underground station (Northern line) which are all close by. Canonbury Overground is also within a short distance.

Holding Deposit - one weeks rent

None HMO

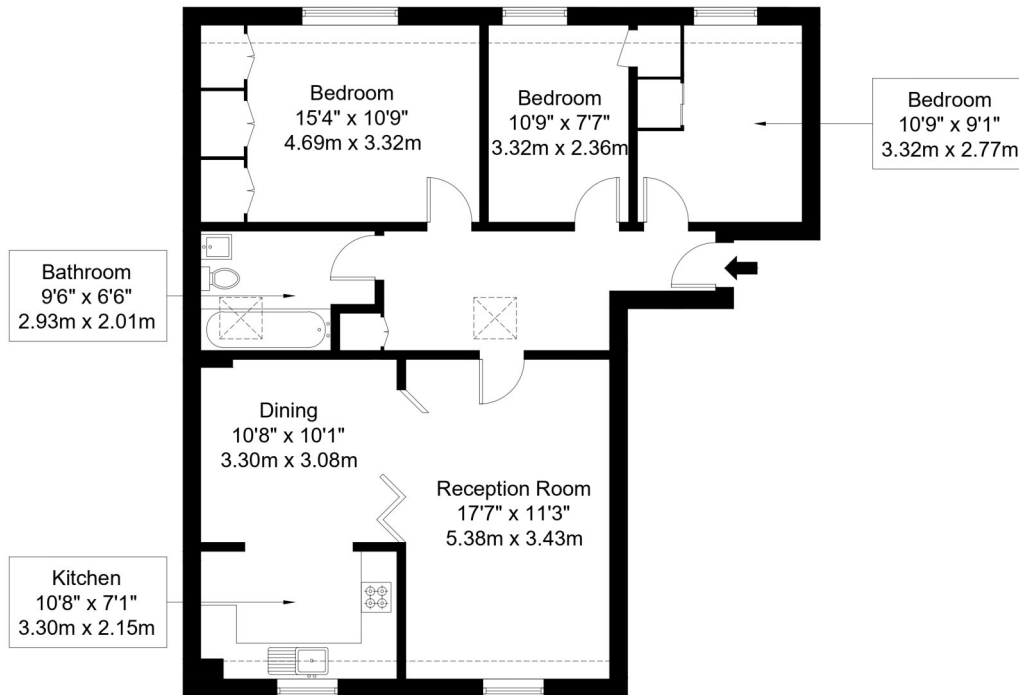
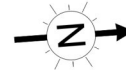
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Highbury Place, N5 1QP

Approx Gross Internal Area = 88.57 sq m / 953 sq ft



Third Floor

Ref :

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**BLEU
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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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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