



HORSELL ROAD, HIGHBURY, LONDON, N5  
£850,000 SHARE OF FREEHOLD

**A STUNNING TWO BEDROOM GARDEN FLAT  
FINISHED TO THE HIGHEST OF STANDARDS  
NEXT TO HIGHBURY FIELDS.**

Highbury | 0207 989 7000 | [highbury@winkworth.co.uk](mailto:highbury@winkworth.co.uk)





## DESCRIPTION:

A sensational, two double bedroom apartment positioned across the ground floor of this handsome Victorian building in Highbury, N5. Cleverly redesigned by the current owners, the property offers an excellent blend of charm and modern living. Accommodation comprises of a beautifully presented, east facing living room with views directly down Melgund Road through the bay window allowing for an abundance of natural light to pour in. A recently refurbished German quality kitchen, complete with 3 in 1 boiling tap and solid Iroko worktops is large enough to dine in creating a perfect entertaining space. Leading out from the kitchen is a mature, south-west facing garden built to last with Welsh Limestone, railway sleeper beds and LED lighting all around. Both bedrooms at the rear of the property are double bedrooms, the master benefitting from built in wardrobes and give easy accessto the modern, family bathroom with underfloor heating. The property is completed with a very useful cellar, perfect for utilities and a share of the freehold.

Horsell Road is set at the entrance to the green space of Highbury Fields with its cacophony of sporting activities and play spaces, not to mention freightliners farm as well as Islington Central Library on your doorstep. Situated a short walk away is the prestigious Highbury Barn which offers a number of renowned local amenities; including Godfrey's Butchers, Bourne's Fishmongers, La Fromagerie, and Highbury Vintners; not forgetting the ever-popular Provisions, Le P  ch   Mignon as well as the brand-new Harvest and everything that Upper Street has to offer.

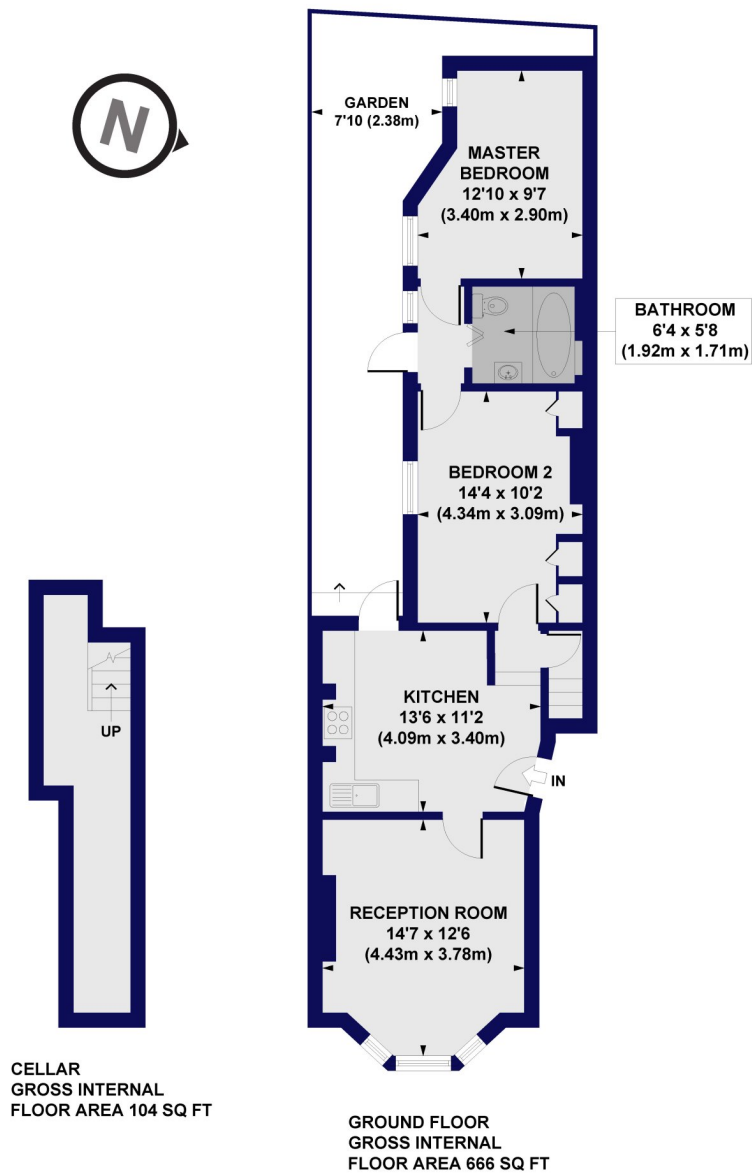
Transport links are a short distance away and well serviced by a selection of convenient bus routes, Highbury and Islington Station (Victoria Line and Overground), Holloway Underground Station (Piccadilly Line), as well as, and within close proximity is Drayton Park Overground Station which takes you directly to Moorgate.

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Horsell Road, N5  
Approx. Gross Internal Floor Area 770 sq. ft / 71.56 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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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