





26, MATTHEWS COURT, HIGHBURY GRANGE, LONDON, N5

£600,000 LEASEHOLD

STUNNING 2 BEDROOM GROUND FLOOR FLAT WHICH COMES WITH 2 PRIVATE GARDENS IN N5

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

Winkworth



DESCRIPTION:

PLEASE NOTE THERE IS A S20 NOTICE

We are delighted to present to the market, this beautifully appointed, two double bedroom, ground floor apartment set in a striking mansion block on Highbury Grange, N5. Spanning in excess of 850 sq ft, the property has been tastefully decorated with an art deco, contemporary style throughout and is ready for immediate occupancy. The flat is light filled throughout and the wonderfully bright living room reaches almost 7m in width and leads directly through to a fully equipped, modern kitchen. Beyond the kitchen is one of two private gardens which has been wonderfully landscaped and offers the ideal area to enjoy those long summer evenings. Both bedrooms are genuine doubles, and each offers ample storage space. The principal bedroom overlooks the other private garden on to Highbury Grange and the second bedroom looks out to your rear private garden. The internal accommodation is completed with a family bathroom.

Highbury Grange is set just moments from the entrance to the green spaces of Highbury Fields and the prestigious Highbury Barn. The property is close to highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Highbury Barn Fishmongers and Highbury Vintners all of which are hugely popular with locals as well as drawing those from further afield.

Transport links are well serviced by Highbury & Islington station (Victoria and East London lines and Overground direct to the City) along with Arsenal underground station (Piccadilly line) both of which are only a short distance away. A wide selection of good bus routes are also on the doorstep.

Winkworth



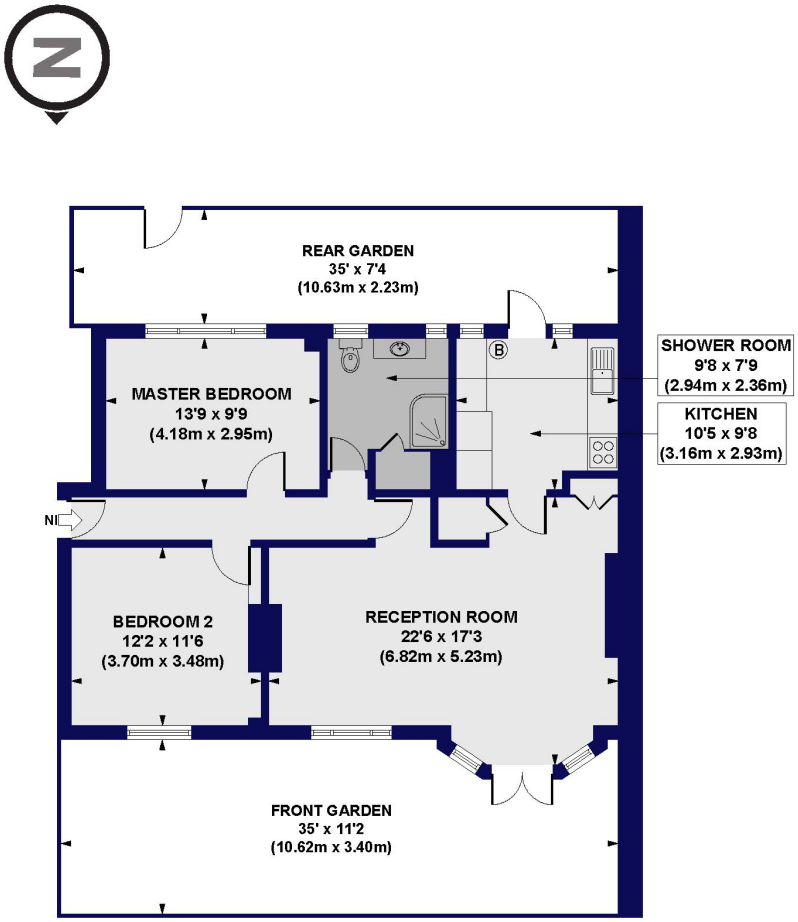




Winkworth

Matthews Court, Highbury Grange, N5

Approx. Gross Internal Floor Area 865 sq. ft / 80.39 sq. m

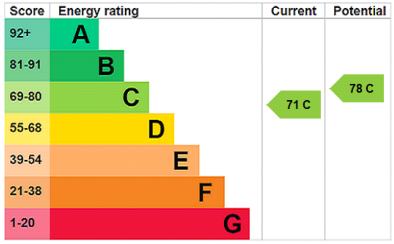


GROUND FLOOR

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.

Winkworth

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.



https://www.winkworth.co.uk/sale/property/HIH260150

Tenure: Leasehold

Term: 172 year and 10 months (Subject to change)

Service Charge: £1884 per annum (approx.)

Ground Rent: £ 10 Annually (Subject to review)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

Winkworth

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.