





FLAT 1, HIGHBURY NEW PARK, LONDON, N5

£425,000 LEASEHOLD

STUNNING 1 BED PERIOD CONVERSION WITH ITS OWN PRIVATE GARDEN AND EXCELLENT TRANSPORT LINKS

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

Winkworth



DESCRIPTION:

A wonderful one bed flat with a large private garden set in a beautiful period conversion. The flat is offered to the market in fantastic condition throughout and boasts in excess of 500sqft of internal space and its own front door. All rooms offer generous proportions and light filled interiors. The open plan living space is bright and airy and features, hardwood flooring and stunning sash windows that allow ample light to fill the room. The spacious kitchen is set just off the living room which creates a wonderful and social living style. The double bedroom is generous and benefits from plenty of light via the large picture window. The contemporary and fully fitted family bathroom completes the internal accommodation. The rear garden is a real asset to this property, and it features wonderful, mature trees adding privacy, making it the perfect space for entertaining on those long summer evenings. It also comes with the added benefit of a large shed.

The flat is set halfway up this treelined residential street and is only a short distance from the independent shops on Highbury Barn. The popular Church Street is set just around the corner from the nearby Clissold Park and is well known for its village atmosphere and selection of restaurants and cafes alongside designer boutiques. The closest underground links can be found at Arsenal (Piccadilly line) whilst overground links are provided at Canonbury on the East London line. Highbury and Islington offers underground (Victoria line) and overground services whilst an array of bus links provide easy access to the City and West End.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

Winkworth



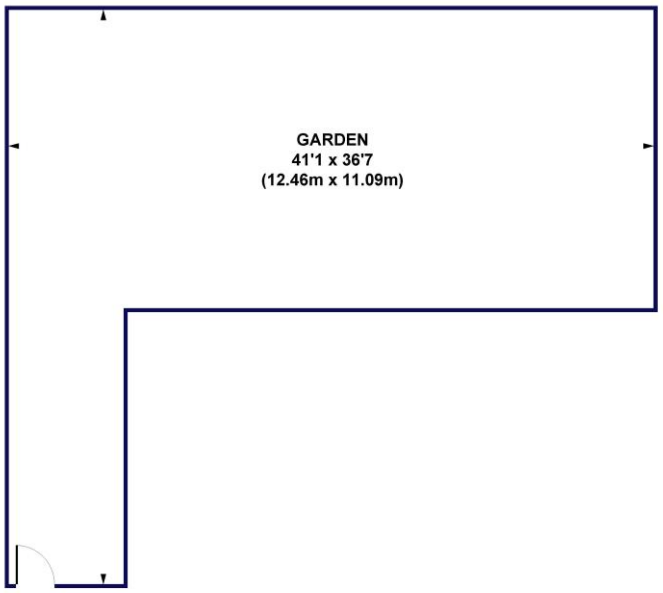


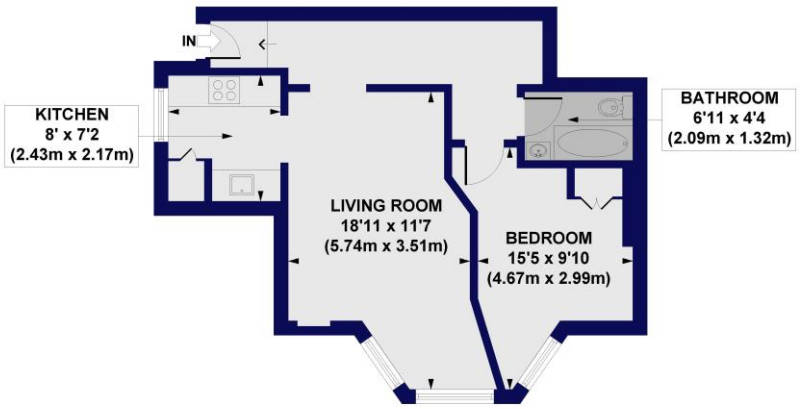


Winkworth

Highbury New Park, N5

Approx. Gross Internal Floor Area 508 sq. ft / 47.19 sq. m



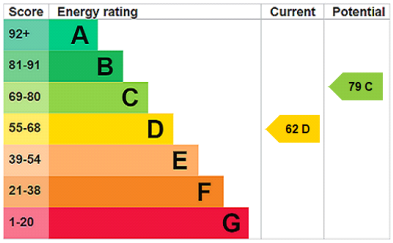


LOWER GROUND FLOOR

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/CLS151196

Tenure: Leasehold

Term: 103 year and 10 months (Subject to change)

Service Charge: £856.92 per annum (approx.)

Ground Rent: £ 200 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.