GILLESPIE ROAD, LONDON, N5

£450,000 LEASEHOLD

A DELIGHTFUL ONE BEDROOM APARTMENT IN THE HEART OF HIGHBURY WITH A BEAUTIFULLY DESIGNED PRIVATE GARDEN.

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

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DESCRIPTION:

Located on the highly sought-after Gillespie Road in the heart of Highbury, this spacious ground floor one-bedroom apartment offers a rare blend of indoor comfort and outdoor tranquillity, making it an ideal home in one of North London's most desirable neighbourhoods.

Boasting a beautifully landscaped private garden, perfect for entertaining guests, enjoying al fresco dining, or simply unwinding after a busy day, the property provides an exceptional sense of space both inside and out. The apartment further benefits from a generously sized double bedroom and bathroom, a bright and airy separate kitchen with ample room for dining, and a well-proportioned living area filled with natural light throughout the day.

Gillespie Road is perfectly located for a selection of fantastic transport links as well as an excellent selection of local shops. Godfrey's butchers, The Highbury Fishmongers, La Fromagerie and Da Mario's deli are amongst a selection of sought-after shops at the nearby Highbury Barn whilst numerous cafes and restaurants are found on Highbury Park and Blackstock Road. The property is on the same street as the sought-after Gillespie School and is close to many other great primary schools. Clissold Park, Finsbury Park and Highbury Fields are all within easy reach and offer wonderfully green outdoor spaces in an incredibly central location.

Transport links are well serviced with Arsenal underground station (Piccadilly line) and Highbury & Islington station (Victoria and Overground lines), Finsbury Park and Drayton Park stations are also a short distance away, along with Canonbury overground station. There is also a wide range of bus routes into the City and West End.

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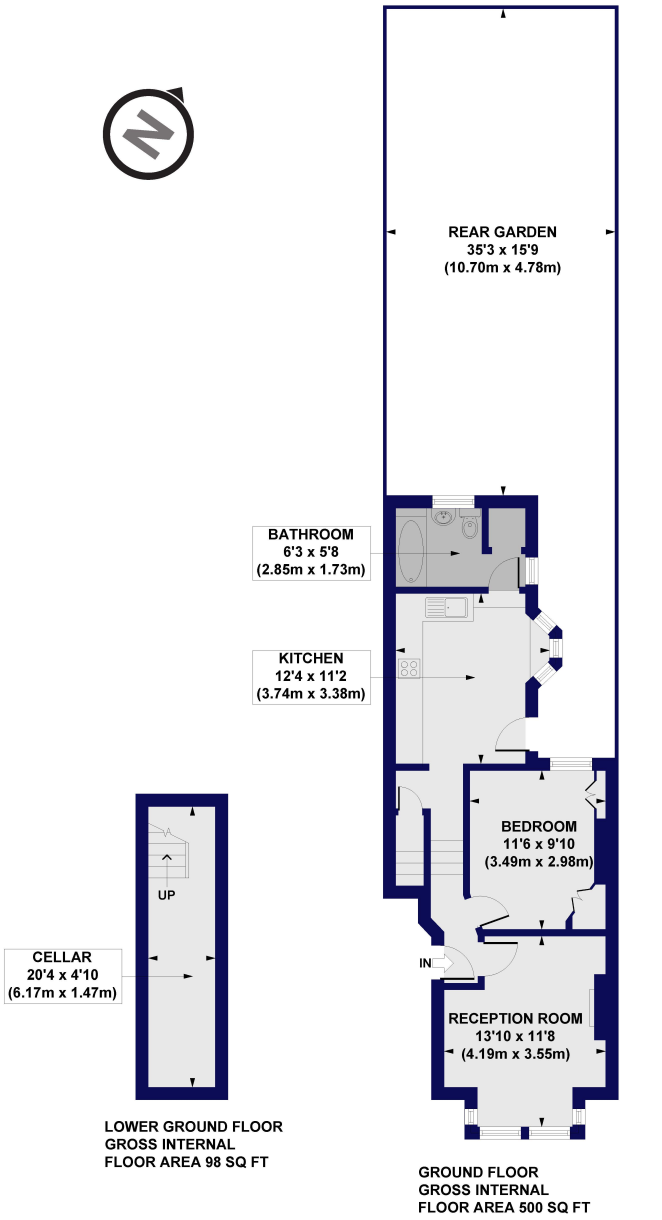
Gillespie Road, N5

Approx. Gross Internal Floor Area 598 sq. ft / 55.53 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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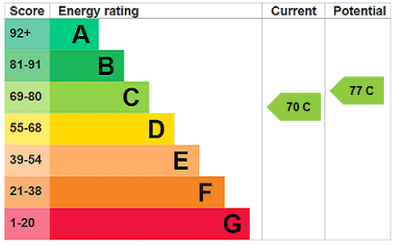
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



https://www.winkworth.co.uk/sale/property/HIH260227

Tenure: Leasehold

Term: 175 year and 9 months (Subject to change)

Service Charge: £335 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: C

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.

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