



FLAT 6, NORTH FIVE, BLACKSTOCK ROAD, LONDON, N5
£475,000 SHARE OF FREEHOLD

**A BRIGHT, TWO BEDROOM APARTMENT SET
 ON THE SECOND FLOOR OF THIS MODERN
 BLOCK IN N5.**

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

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DESCRIPTION:

We are delighted to present to the market this bright and spacious, two double bedroom modern apartment set over the second floor in this well-kept block in Highbury, N5. Standing at 536 sqft, the property offers an abundance of natural light and well-proportioned rooms. The open plan kitchen includes enough space for a good-sized dining table which opens out into a separate living room and benefits from a Juliet balcony, creating the perfect entertaining space. The bedrooms are both doubles with plenty of storage space, while the property is completed with a modern bathroom and offered to the market on a chain free basis.

This flat further benefits from wooden flooring, an industrial-inspired concrete ceiling, and a clean, minimalist aesthetic throughout.

Blackstock Road is just a couple of minutes from the prestigious Highbury Barn. The property is close to the highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Bournes Fishmongers and Highbury Vintners. Clissold Park and Highbury Fields are also moments away. The property is fantastically placed for local transport links - with a selection of excellent bus routes, and Finsbury Park (Victoria line) and Arsenal (Piccadilly Line) a short distance away. Highbury & Islington station (Victoria and London Overground lines) is also nearby.

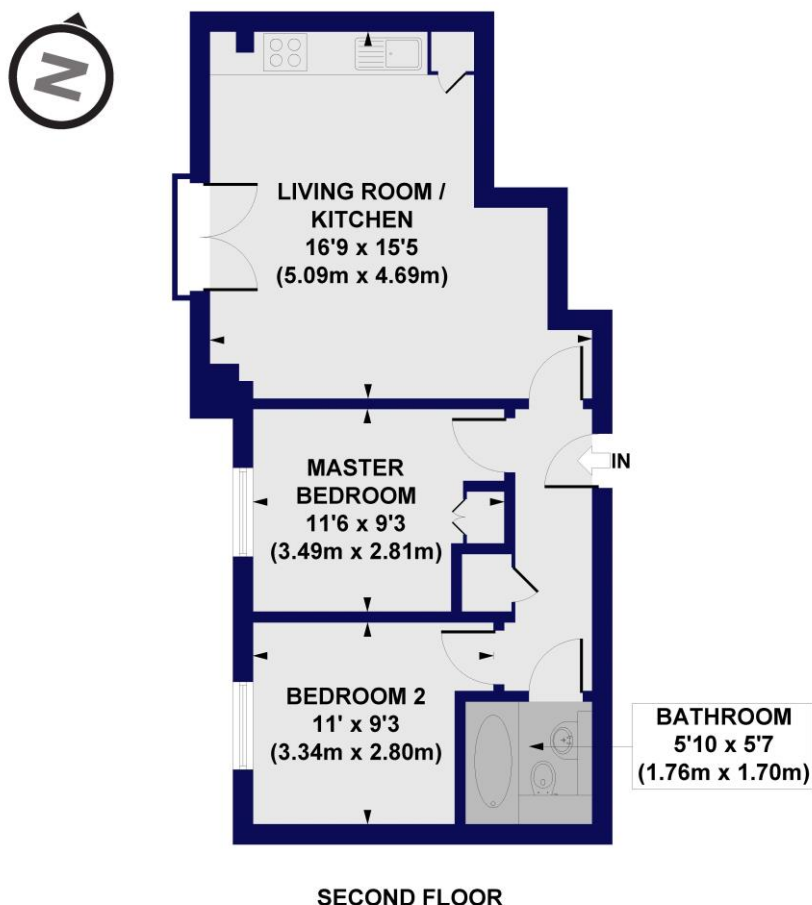
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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

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North Five, Blackstock Road, N5
Approx. Gross Internal Floor Area 536 sq. ft / 49.81 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HIH260204>

Tenure: Share of Freehold

Term: 99 year and 8 months (Subject to change)

Service Charge: £2261 per annum (approx.)

Ground Rent: £ 0 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.

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