



SALISBURY HOUSE, Highbury Corner, London, N5
OIEO £650,000 LEASEHOLD

**A BRIGHT, TWO DOUBLE BEDROOM
 APARTMENT ON THE SECOND FLOOR,
 MOMENTS FROM Highbury & ISLINGTON**

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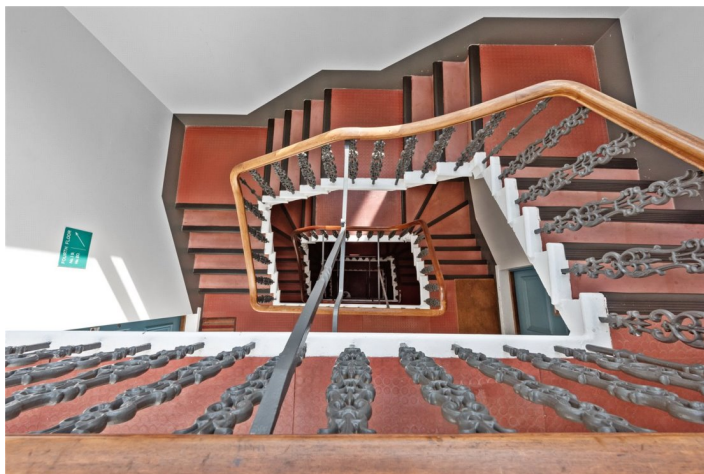


DESCRIPTION:

A stunning two double bedroom, second floor apartment in a handsome period mansion block in Islington, N5. The property is exceptionally quiet being positioned at the rear of the block. It also benefits from a tremendous amount of light due to large windows on all sides of the flat, with south-west facing windows in the living room and kitchen. Standing in excess of 755 sqft the accommodation comprises a wonderfully spacious living room which links through to a fully equipped kitchen with a cleverly designed breakfast bar area, perfect for socialising. The flat has further carefully designed features to maximise use of space and allow for storage. Both bedrooms are genuine doubles; the first bedroom features a Clei-designed wall bed, allowing daytime use as an office or exercise space. The property is equipped with a modern bathroom and separate wc.

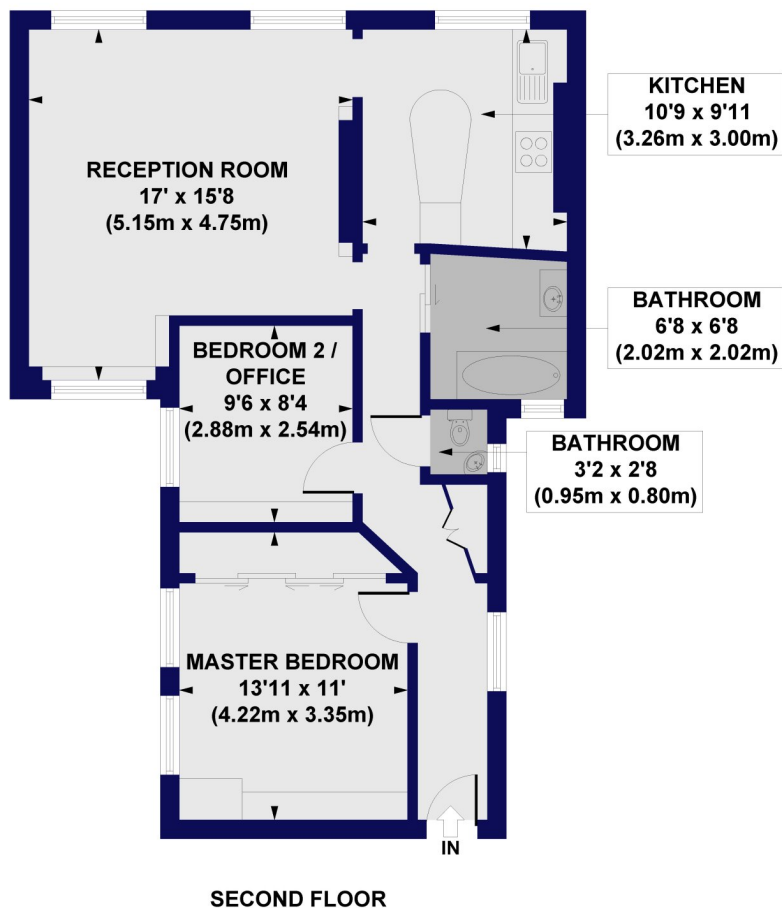
Salisbury House, Holloway Road is ideally located for easy access to the City and the West End and is set moments from the many bars, restaurants and boutique shops on Upper Street. Highbury & Islington station is a few steps away (Victoria Line, 3 Overground lines and Great Northern Rail to Hertfordshire and Moorgate), with Angel underground (Northern line) also within easy reach. Eurostar trains as well as rail links to the North are from Kings Cross St. Pancras which is one stop away. The property is also set at the entrance to the green space of Highbury Fields with an abundance of sporting activities and play spaces. The prestigious Highbury Barn is also moments away, which offers a number of renowned local amenities; including Godfrey's Butchers, The Highbury Fishmonger, La Fromagerie, and Highbury Vintners.

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Salisbury House, Highbury Corner, N5
Approx. Gross Internal Floor Area 755 sq. ft / 70.17 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		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/CLS250051>

Tenure: Leasehold

Term: 169 year and 0 months (Subject to change)

Service Charge: £2200 per annum (approx.)

Ground Rent: £ 25 Annually (Subject to review)

Council Tax Band: E

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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