



RONALDS ROAD, LONDON, N5
£1,250,000 LEASEHOLD

**A STUNNING, 2/3 BEDROOM FORMER SHOE
 FACTORY FINISHED TO THE HIGHEST
 STANDARD IN HIGHBURY, N5.**

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DESCRIPTION:

A sensational, 2/3 bedroom property set across the ground and first floor of this unique, original shoe factor moments from Highbury Fields. Standing in excess of 1,230 sqft, after stepping through your own front door you are welcomed into a spacious living room/bedroom complete with cleverly designed, built in storage. The first floor consists of a stunning, open plan living room/kitchen including original beams from the former shoe factory and double height ceiling allowing for an abundance of natural light to pour through. Also accessible from the kitchen area is an east facing, private patio with bifolding doors opening out onto it creating the perfect entertaining space. Both bedrooms positioned on the ground floor are very good-sized doubles, the master bedroom including an ensuite bathroom and further patio area, while the second bedroom benefits from further built in storage. The property is completed with a modern shower room while the overall property is finished to an exceptional standard throughout.

Ronalds Road is set at the entrance to the green space of Highbury Fields with its cacophony of sporting activities and play spaces, not to mention freightliners farm as well as Islington Central Library on your doorstep. Situated a short walk away is the prestigious Highbury Barn which offers a number of renowned local amenities; including Godfrey's Butchers, Bourne's Fishmongers, La Fromagerie, and Highbury Vintners; not forgetting the ever popular Provisions, Le P     Mignon as well as the brand new Harvest and everything that upper street has to offer.

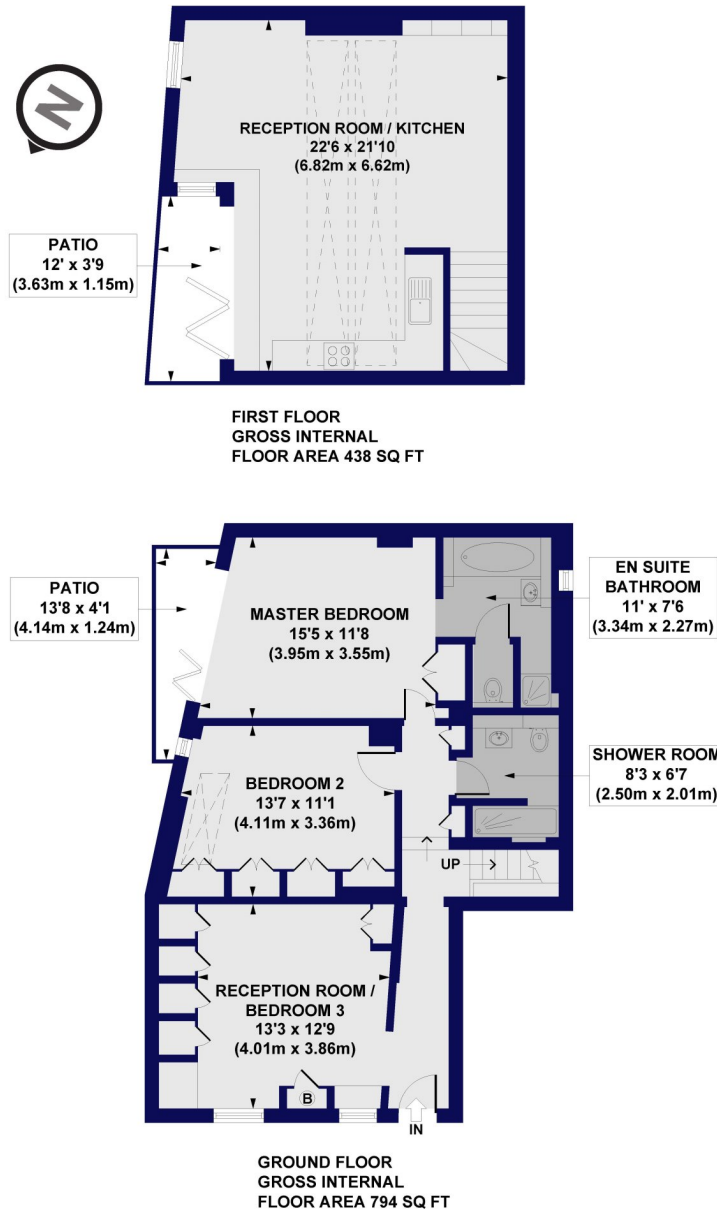
Transport links are a short distance away and well serviced by a selection of convenient bus routes, Highbury and Islington Station (Victoria Line and Overground), Holloway Underground Station (Piccadilly Line), as well as, and within close proximity is Drayton Park Overground Station which takes you directly to Moorgate.

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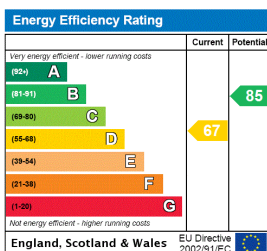
Ronalds Road, N5
Approx. Gross Internal Floor Area 1232 sq. ft / 114.48 sq. m



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.



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