



FLAT 6, Highbury Hill, Highbury, N5  
**£450,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED ONE-BEDROOM  
 APARTMENT SET ON THIS CHARMING  
 DEVELOPMENT ON Highbury Hill.**

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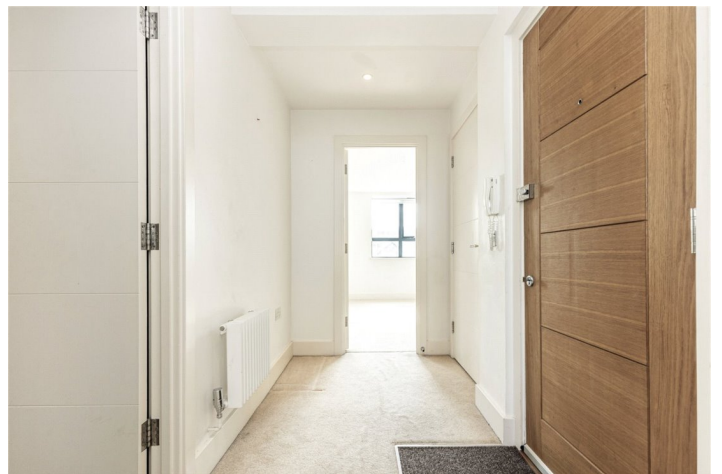


## DESCRIPTION:

A beautifully presented one-bedroom apartment set on the third floor of this charming development on Highbury Hill. Spanning 579 sqft, the property features an exceptionally bright semi open-plan living area - perfectly designed for entertaining, complete with modern fixtures throughout. The spacious double bedroom includes built-in wardrobes and opens onto a private balcony overlooking the communal gardens.

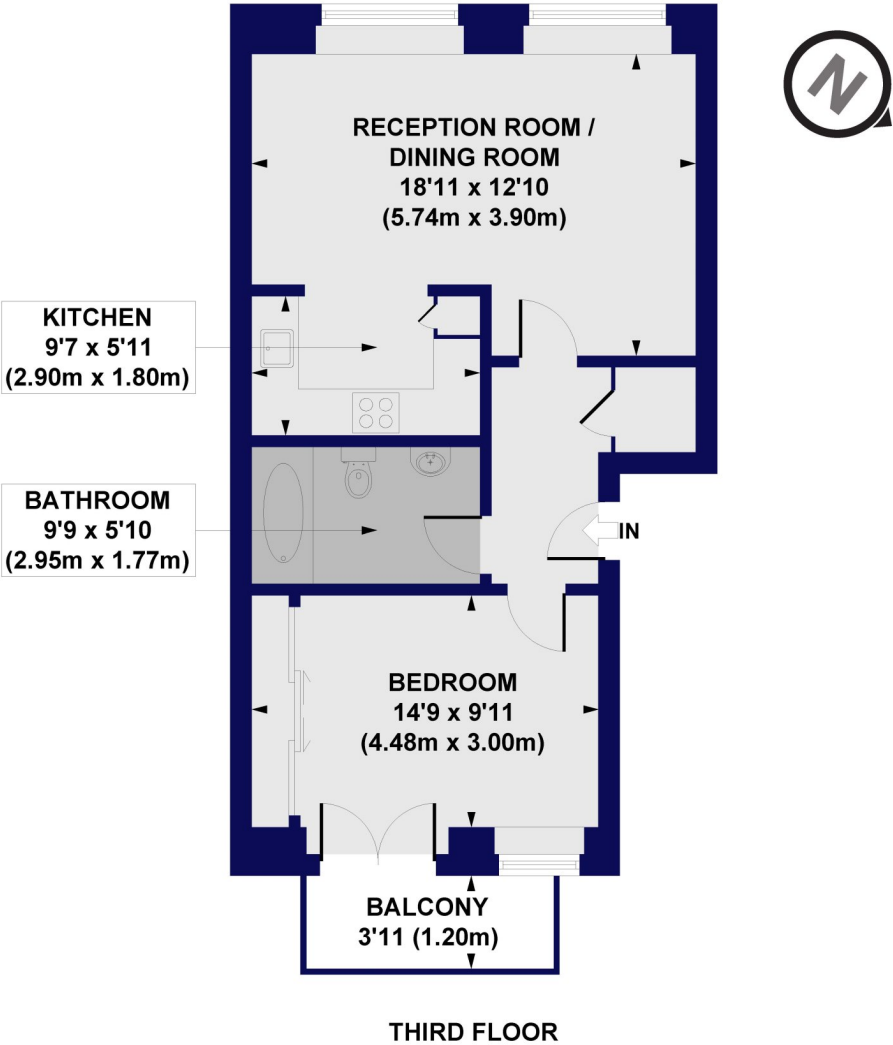
Highbury Hill is set moments from the iconic clocktower at the entrance to Highbury Fields and is perfectly set for the independent shops at Highbury Barn. The high street shops, bars and restaurants on Upper Street are located via the vibrant open spaces of Highbury fields. Transport links are some of the best around creating effortless access across London. Arsenal offers the closest underground links on the Piccadilly line whilst Highbury and Islington provide the Victoria line and overground services. The weekday service from Drayton Park goes to Moorgate and an array of bus routes are on hand which provide routes to Angel, The City and West End.

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# Highbury Hill, N5 Approx. Gross Internal Floor Area 579 sq. ft / 53.76 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	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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