



KELVIN ROAD, HIGHBURY, N5
£625,000 LEASEHOLD

**A BRIGHT TWO BEDROOM PERIOD GARDEN
 FLAT IN THE HEART OF HIGHBURY JUST
 MOMENTS FROM HIGHBURY BARN AND THE**

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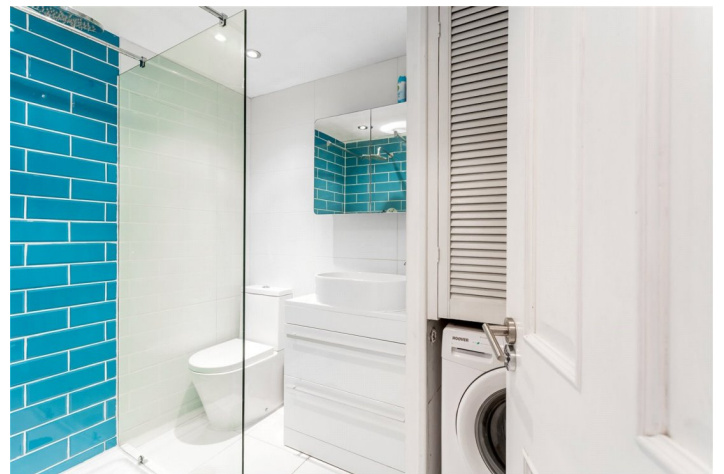
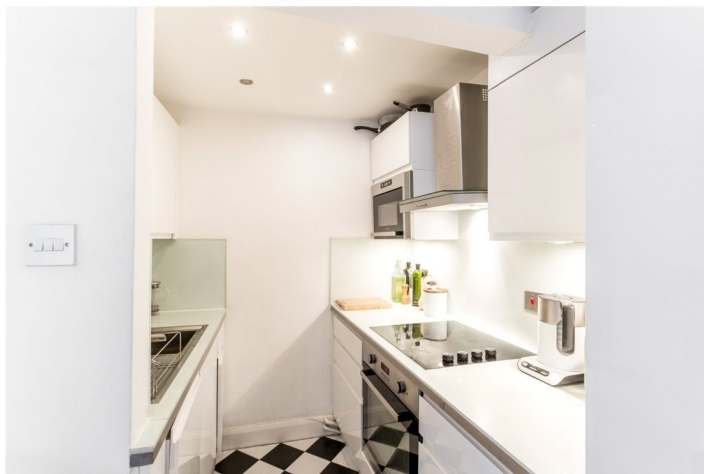


DESCRIPTION:

A stunning, two-bedroom apartment positioned moments from the ever-popular Highbury Barn and Highbury Fields. Standing at nearly 600 sqft, the property offers good living space throughout and benefits from it's own front door. The spacious kitchen/living room set at the front of the building benefits from an abundance of natural light pouring through. The bedrooms are to the rear and the double bedroom gives access to the beautiful garden that is wonderfully maintained and offers the perfect space for enjoying those long summer evenings. The property is completed with a family bathroom.

Kelvin Road is set just moments from the green spaces of Highbury Fields and the prestigious Highbury Barn. The property is seconds away from the highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Bourne's Fishmongers and Highbury Vintners all of which are hugely popular with locals as well as drawing those from further afield. Transport links are well serviced by a selection of good bus routes as well Highbury & Islington station (Victoria and East London lines) and Arsenal Station (Piccadilly Line) both a short distance.

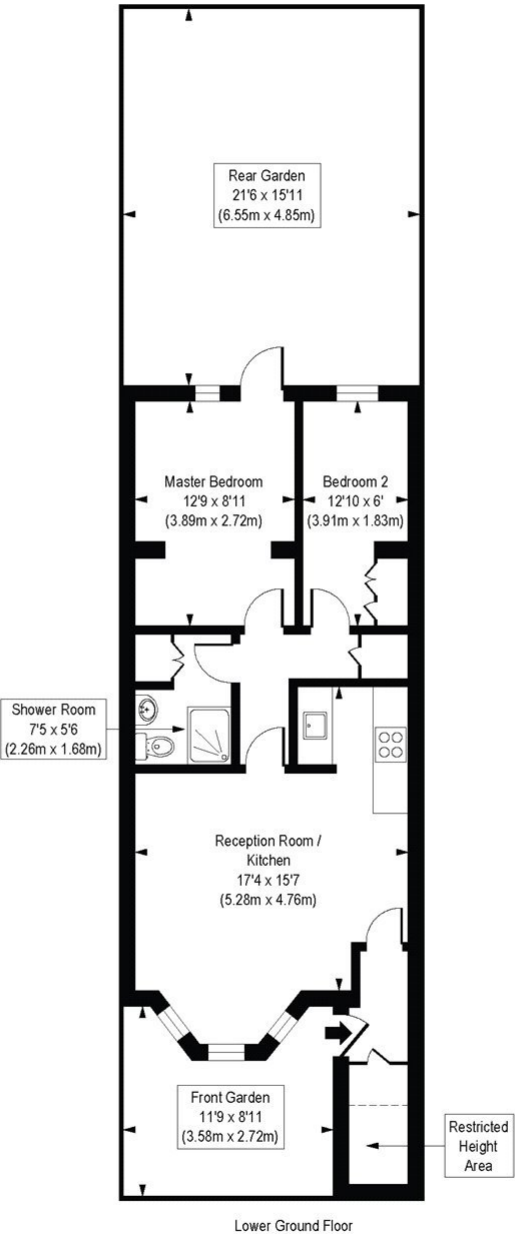
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Approx. Gross Internal Floor Area 565 sq. ft / 52.55 sq. m (Excluding Restricted Height Area)
Approx. Gross Internal Floor Area 580 sq. ft / 53.94 sq. m (Including Restricted Height Area)



COMPLIANT WITH BCS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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 | 72 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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