



FLAT 3, SOTHEBY ROAD, LONDON, N5
£850,000 SHARE OF FREEHOLD

A TRULY WONDERFUL TWO BEDROOM HOME LOCATED IN IN PRIME Highbury

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DESCRIPTION:

Set on one of Highbury's most sought after and beautiful red-brick, tree-lined roads, this immaculately presented flat occupies an attractive period building on Sotheby Road.

The principal living space is the real focus of the apartment. Generous windows run along the front of the room, drawing in an exceptional amount of natural light and offering a gorgeous outlook across the mature trees and handsome Victorian houses of Sotheby Road. The proportions are generous, with distinct areas for sitting and dining while retaining a natural sense of connection throughout.

The kitchen sits beyond the dining area and has been fitted with bespoke storage, open shelving and a marble-effect tiled splashback. Its position works particularly well for entertaining, with the kitchen, dining and reception spaces forming one continuous living environment.

There are two bedrooms, both are generous in space and benefit from attractive views. The principal bedroom has a particularly pleasant outlook over the street, while the second bedroom has been finished to an exacting standard also.

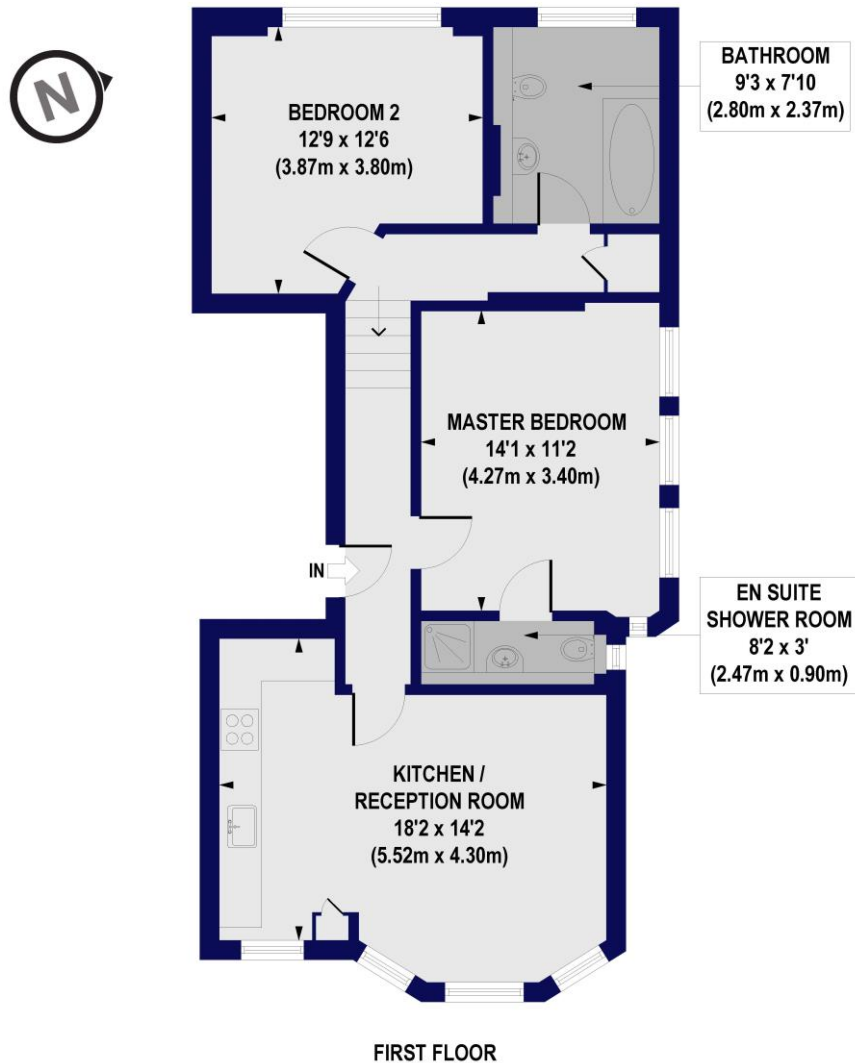
The bathrooms are neatly fitted and continue the considered approach seen throughout the flat. Original

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Sotheby Road, N5
Approx. Gross Internal Floor Area 767 sq. ft / 71.25 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
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HIH250262>

Tenure: Share of Freehold

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

Service Charge: £0 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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