



GILLESPIE ROAD, LONDON, N5
OIEO £385,000 LEASEHOLD

LOVELY ONE BEDROOM FLAT IN HIGHBURY, MOMENTS FROM ARSENAL TUBE STATION

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DESCRIPTION:

This bright, one-bedroom apartment is located on Gillespie Road, moments from the Arsenal tube station and lively areas of Finsbury Park and Highbury Barn. The flat features an open-plan living room/kitchen with enough space for a dining table and benefits from large, south-facing sash windows that let in plenty of natural light and is finished to a high standard. A spacious double bedroom with views of the private gardens can be found to the rear with a sizeable family bathroom that neatly divides the living spaces.

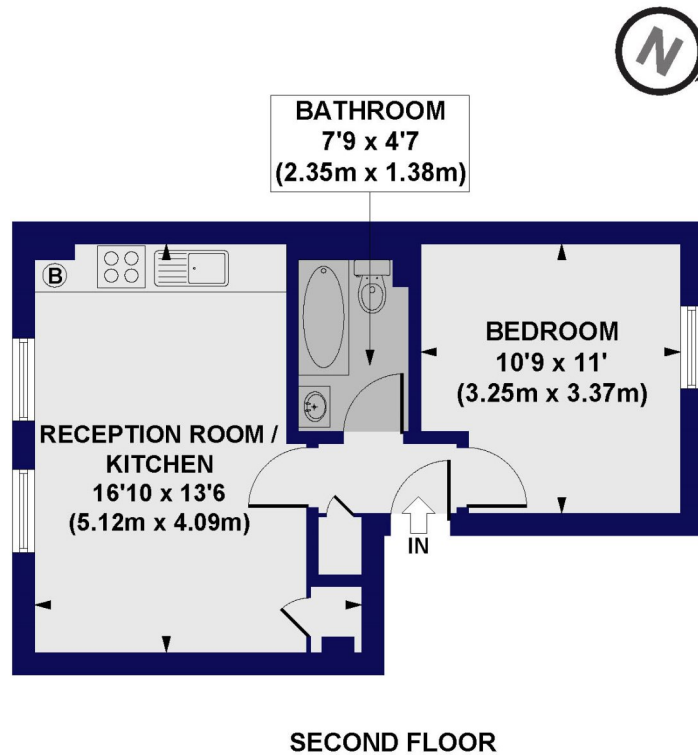
Gillespie Road is perfectly located for a selection of fantastic transport links as well as an excellent selection of local shops. Godfrey's butchers, Bournes Fishmongers, La Fromagerie and Da Mario's deli are amongst a selection of sought-after shops at the nearby Highbury Barn, whilst numerous cafes and restaurants are found on Highbury Park and Blackstock Road. The property is in clear view of the sought-after Gillespie School and is close to many other great primary schools. Clissold Park, Finsbury Park and Highbury Fields are all within easy reach and offer wonderful green outdoor spaces in an incredibly central location. Transport links are excellent with Arsenal tube just minutes away and both Highbury & Islington and Drayton Park stations 10-minute walks.

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Gillespie Road, N5
 Approx. Gross Internal Floor Area 370 sq. ft / 34.39 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.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	77
EU Directive 2002/91/EC			

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