



RGF / LGF, ABERDEEN ROAD, LONDON, N5
£1,000,000 LEASEHOLD

**A WONDERFUL, TWO BEDROOM PERIOD
 CONVERSION WITH 50" WEST FACING
 PRIVATE GARDEN.**

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

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DESCRIPTION:

A stunning, two-bedroom period conversion set on a beautiful tree lined street in N5. Split over the lower ground and raised ground floor, entry can be gained via either floor creating flexibility for everyday family life. The raised ground floor includes an abundance of period charm ranging from original cornicing to a grand fireplace. The open plan living stretches out into a peaceful winter garden overlooking neighbouring gardens and leads through to a cleverly designed, modern kitchen; a separate wc can also be found just off the hallway. Downstairs are two large double bedrooms, both with inbuilt storage and a good-sized family bathroom. The property is completed with a substantial 50", west facing private garden which has been carefully landscaped.

Aberdeen Road is surrounded by grand period residences in one of Highbury's most desirable locations. The local shops of Highbury barn are just a short distance away as is Clissold park and the bars and interior shops on Church Street. Upper Street is also within easy reach just across Highbury Fields along with Highbury & Islington station which provides over ground and underground (Victoria Line) services across London.

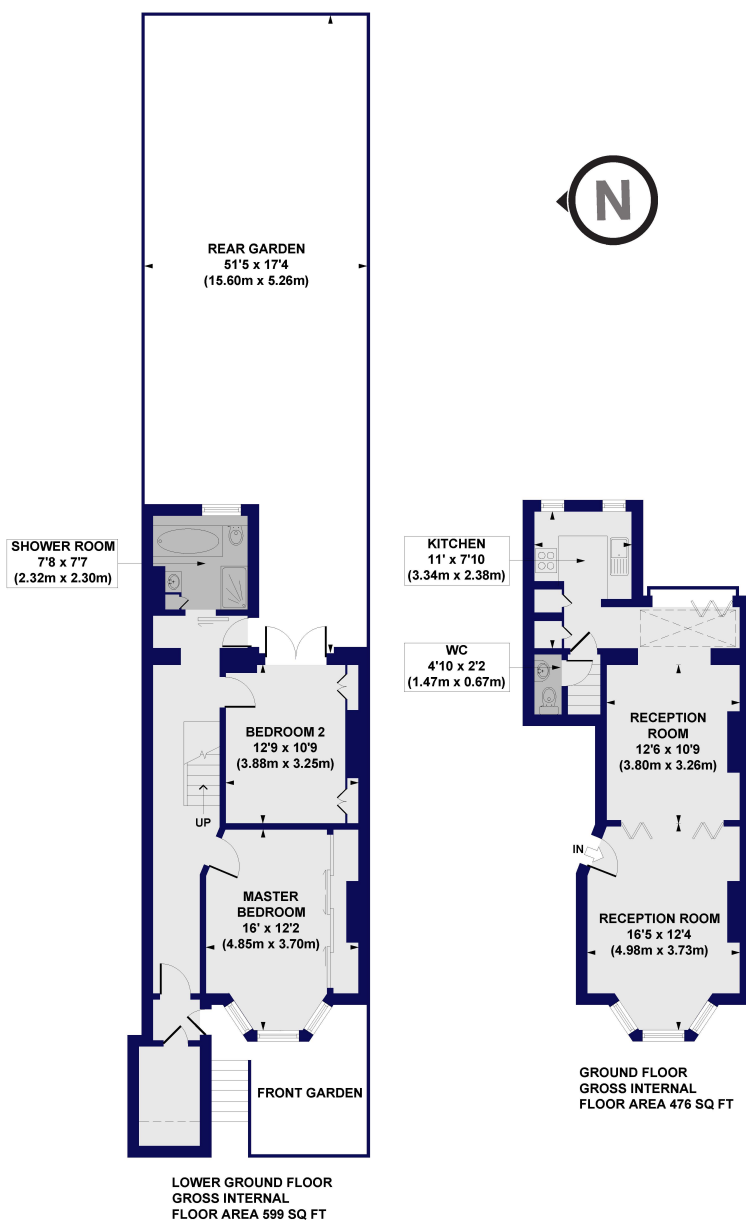
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Approx. Gross Internal Floor Area 1076 sq. ft / 99.92 sq. m



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

<https://www.winkworth.co.uk/sale/property/HIH200005>

Tenure: Leasehold

Term: 167 year and 0 months (Subject to change)

Service Charge: £421 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: E

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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