



LEIGH ROAD, HIGHBURY, LONDON, N5
£625,000 LEASEHOLD

A NEWLY REFURBISHED AND ABSOLUTELY STUNNING TWO BEDROOM SPLIT LEVEL FLAT SET NEXT TO HIGHBURY FIELDS

Islington | 0207 354 2480 | islington@winkworth.co.uk

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DESCRIPTION:

Set just moments from the Highbury Clocktower and the entrance to Highbury Fields is this fantastic two bedroom, two bathroom flat. The property has undergone a comprehensive refurbishment throughout and spans almost 900sqft. The open plan living room and kitchen area is located on the lower floor and offers a superb social living space with shaker style cabinets and stone worktops. Solid wood floors feature throughout whilst contrasting exposed brickwork emphasises the contemporary styling. The kitchen offers plenty of storage and offers inbuilt appliances and ample space for a generous dining table. The upper floor offers two well-proportioned double bedrooms with master benefitting from gorgeous ensuite shower room whilst the second double bedroom offers a vast amount of inbuilt storage. The family sized bathroom with roll top bath and overhead shower has again been beautifully finished.

The property is offered in pristine condition throughout having been refurbished to an exceptional standard and is set in one of Highbury's most prestigious locations.

Leigh road is set just round the corner from the entrance to 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 Fishmongers and Wine Rack 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 excellent bus routes as well Highbury & Islington station (Victoria and Overground) which is located just through the fields. Drayton Park Station is a short distance away taking you directly into the City, along with Arsenal underground station (Piccadilly line) which also nearby.

Note: Photos contain CGI furniture images

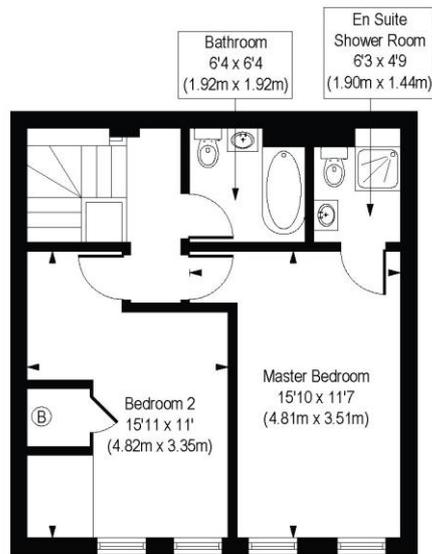
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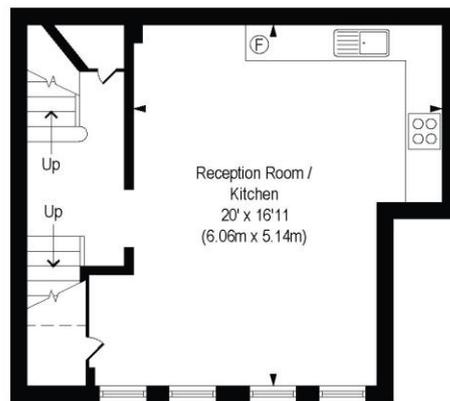
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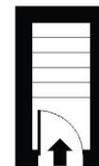
Approx. Gross Internal Floor Area 898 sq. ft / 83.40 sq. m



Upper Ground Floor
Gross Internal
Floor Area 461 sq ft



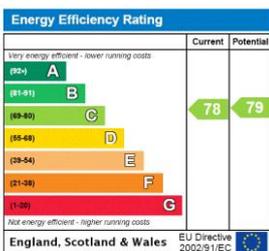
Lower Ground Floor
Gross Internal
Floor Area 415 sq ft



Ground Floor
Gross Internal
Floor Area 22 sq ft

COMPLIANT WITH RICS 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.



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