



**TFF, SOTHEBY ROAD, Highbury, N5**  
**£3,000 PER MONTH FURNISHED**

## A STUNNING TWO BEDROOM TWO BATHROOM APARTMENT WITHIN WALKING DISTANCE TO ARSENAL TUBE

**Hackney** | 020 8986 4216 | [hackney@winkworth.co.uk](mailto:hackney@winkworth.co.uk)

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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## DESCRIPTION:

Set on this sought after tree lined street, this stunning two bedroom apartment offers the perfect blend of contemporary design with period features. The property comprises of a larger than average kitchen-diner making the perfect entertaining space. The reception room is on an upper level giving delightful views over the city. There are two spacious double bedrooms with fitted cupboards, one with a superb en-suite. There is a further family bathroom with a modern and contemporary feel. The apartment is split-level set over the top two floors of this grand period building, giving it a rare spacious feel. The property is immaculately presented and benefits from generous storage throughout.

Sotheby Road set just moments from 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 Wine Rack Vintners all of which are hugely popular with locals as well as drawing those from further afield. Aside from its prestigious location the property is close to many good schools. The green open spaces of both Highbury Fields and Clissold Park are both within a short walk, as is the vibrant and ever

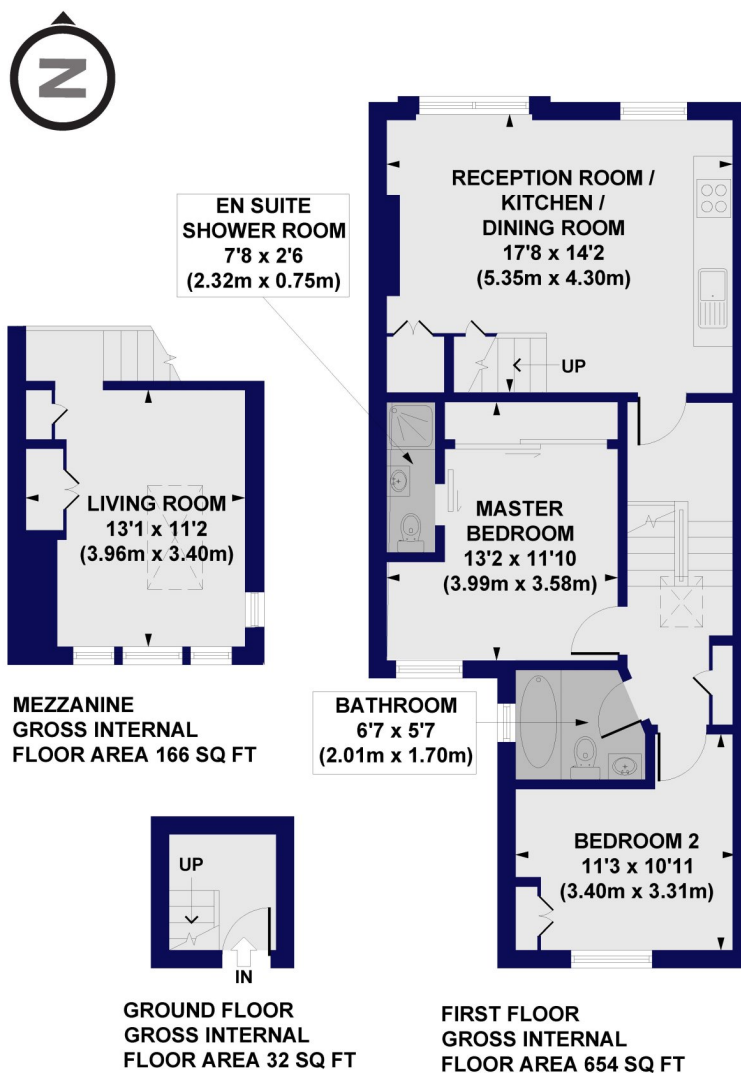
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**Sotheby Road, N5**  
**Approx. Gross Internal Floor Area 852 sq. ft / 79.17 sq. m**



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.

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