



HIGHBURY GROVE, LONDON, N5
£400,000 LEASEHOLD

A BRIGHT, ONE BEDROOM, PURPOSE BUILT
APARTMENT WITH ITS OWN PRIVATE
BALCONY.

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DESCRIPTION:

A beautifully presented, one double bedroom apartment situated on the second (top) floor of this well-kept development in Highbury, N5. Standing in excess of 500 sqft, the property has been tastefully decorated throughout and would make an ideal first-time purchase or investment. Accommodation comprises of a wonderfully bright reception room with a west facing balcony creating the perfect entertaining space. The larger than average bedroom overlooks the peaceful neighbourhood and a cleverly designed cupboard off the hallway allows for plentiful storage. The property is completed with a spacious, fitted kitchen and a modern bathroom.

The property is situated moments away from the highly renowned local amenities of Highbury Barn, 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. Upper Street is also within close proximity known for its boutique shops and trendy atmosphere, while Highbury Fields and Clissold Park are also nearby.

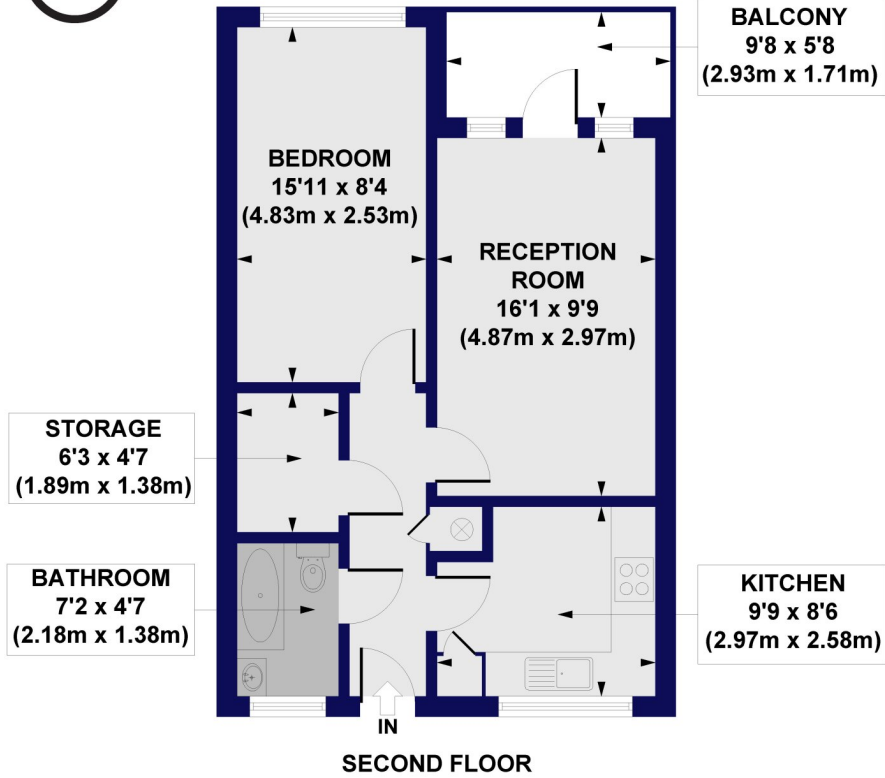
Transport links are well serviced by a selection of good bus routes as well as Highbury & Islington station (Victoria line and Overground - taking you directly to the City), Arsenal underground station (Piccadilly line) and Angel underground station (Northern line) which are all close by. Canonbury Overground is also within a short distance, taking you directly to Canada Water.

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Highbury Grove, N5
 Approx. Gross Internal Floor Area 507 sq. ft / 47.11 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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