



FLAT C, HORSELL ROAD, LONDON, N5
£800,000 LEASEHOLD

A BRIGHT, TWO DOUBLE BEDROOM PERIOD
CONVERSION PRESENTED IN EXCELLENT
CONDITION IN N5.

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

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DESCRIPTION:

A stunning, two double bedroom apartment positioned across the top two floors of this handsome Victorian building in Highbury, N5. Beautifully presented throughout by the current owners, the property offers an excellent blend of charm and modern living. Accommodation comprises of a sensational, west facing living room spanning the full width of the house including a ornate bay window creating the perfect entertaining space. A recently refurbished kitchen found on the half landing is fully equipped with plentiful worktop and cupboard space. Both bedrooms on the top floor are doubles, one benefitting from built in storage and a wonderful view across neighbouring chimney pots. The property is completed with a modern shower room and a long lease.

Horsell Road is set at the entrance to the green space of Highbury Fields with its cacophony of sporting activities and play spaces, not to mention freightliners farm as well as Islington Central Library on your doorstep. Situated a short walk away is the prestigious Highbury Barn which offers a number of renowned local amenities; including Godfrey's Butchers, Bourne's Fishmongers, La Fromagerie, and Highbury Vintners; not forgetting the ever-popular Provisions, Le Pêché Mignon as well as the brand-new Harvest and everything that upper street has to offer.

Transport links are a short distance away and well serviced by a selection of convenient bus routes, Highbury and Islington Station (Victoria Line and Overground), Holloway Underground Station (Piccadilly Line), as well as, and within close proximity is Drayton Park Overground Station which takes you directly to Moorgate.

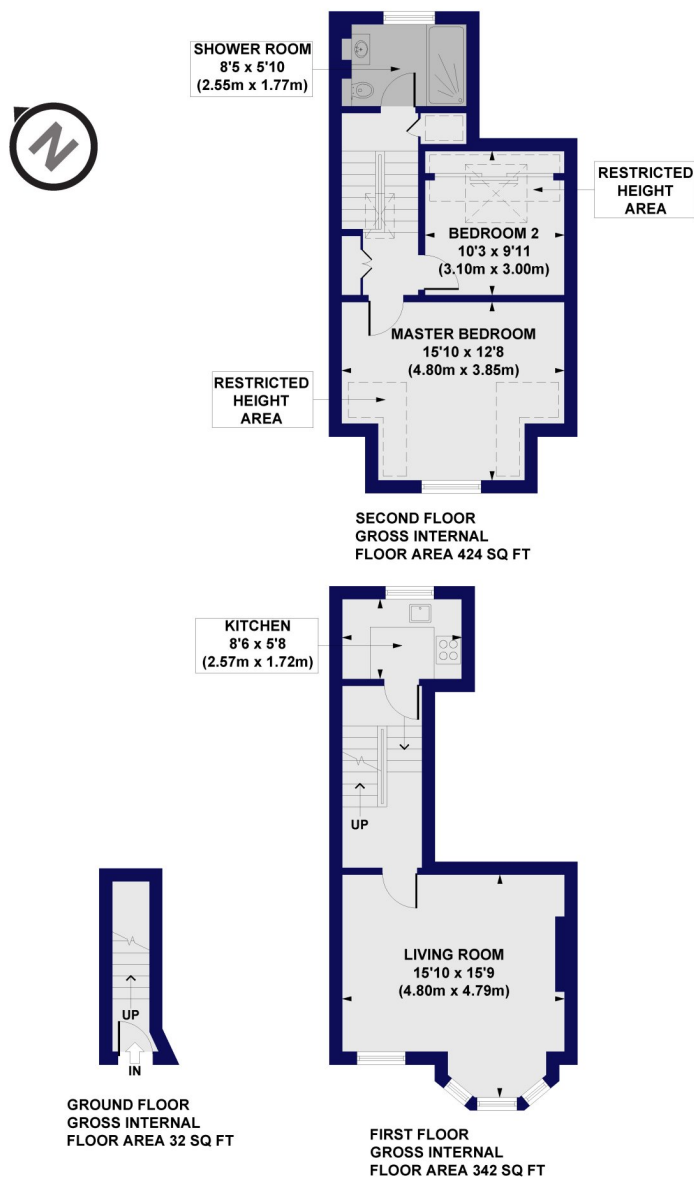
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Horsell Road, N5

Approx. Gross Internal Floor Area 798 sq. ft / 74.11 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 707 sq. ft / 65.66 sq. m (Excluding Restricted Height Area)



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		78
(55-68)	D	65	
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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