



OSBORNE HOUSE, LOXFORD GARDENS, LONDON, N5
£650,000 LEASEHOLD

**A BEAUTIFULLY PRESENTED, TWO DOUBLE
 BEDROOM MODERN APARTMENT IN THE
 HEART OF HIGHBURY.**

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DESCRIPTION:

A bright, two double bedroom, first floor apartment set in the ever-popular Loxford Gardens, Highbury, N5. Standing close to 800 sqft, the property has been lovingly maintained by the current owner since purchasing off plan and would make an ideal first time buy or investment. Accommodation comprises of a spacious, open plan living room/kitchen area with plentiful space for dining which overlooks the peaceful communal gardens. Both bedrooms are genuine doubles with the master benefitting from built in wardrobes, while the property is completed with a modern family bathroom, separate laundry space and ample storage throughout.

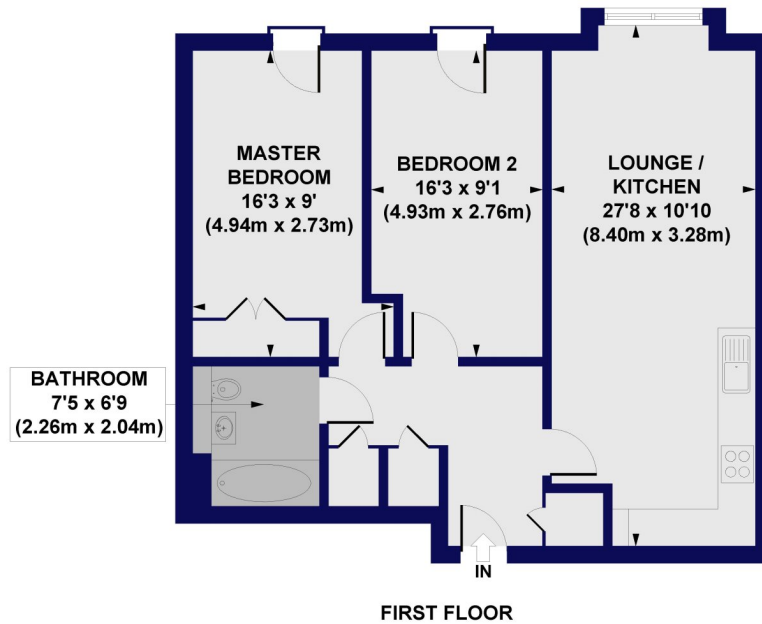
Loxford House situated in The Loxfords provides a 24/7 concierge (for 365 days a year), access to a bike/pram storage and security cameras throughout the development. The property is located on Highbury Park and is a short distance from the entrance to the green spaces of Highbury Fields, Clissold Park and the prestigious Highbury Barn. Loxford House is also moments away from the highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Bournes Fishmongers and Highbury 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 good bus routes as well as Highbury & Islington station (Victoria and East London lines, 0.9m) along with Arsenal underground station (Piccadilly line, 0.4m) also close by.

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Osborne House, Loxford Gardens, N5
Approx. Gross Internal Floor Area 760 sq. ft / 70.57 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		
(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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