



HIGHBURY PARK, HIGHBURY, LONDON, N5
£825,000 SHARE OF FREEHOLD

**LOCATED IN ONE OF HIGHBURY'S MOST
 RENOWNED ROADS ON A GEORGIAN
 TERRACE.**

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

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DESCRIPTION:

Located in one of Highbury's most renowned roads is this delightful two bedroom apartment on a Georgian terrace. At the front of the property. Recently renovated, the property comes with brand new engineered wooden flooring, double glazed sash window, new kitchen and bathroom.

A standout feature of this property is the west-facing communal garden, and more impressively, an enormous roof terrace offers breathtaking panoramic views across London.

Highbury Park is set just moments 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, The Highbury Fishmongers and Highbury Vintners all of which are hugely popular with locals as well as drawing those from further afield.

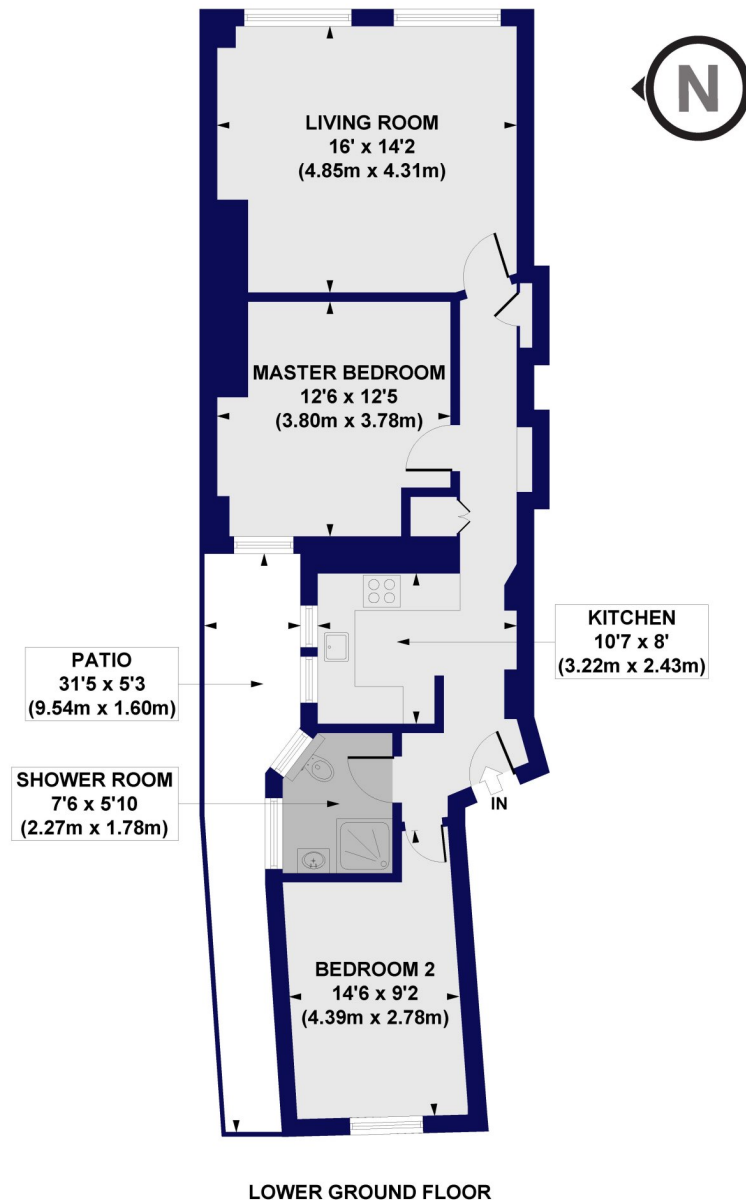
Transport links are well serviced by a selection of good bus routes as well Highbury & Islington station (Victoria and East London lines) which is a 6-8 minute walk away along with Arsenal underground station (Piccadilly line) which is a 5-6 minute walk away.

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Park House, Highbury Park, N5
Approx. Gross Internal Floor Area 735 sq. ft / 68.31 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL160484>

Tenure: Share of Freehold

Term: 950 year and 5 months

Service Charge: £2951 per annum

Ground Rent: £ 1 Annually (subject to increase)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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