



FIELDWAY CRESCENT, LONDON, N5
£700,000 LEASEHOLD

**A BRIGHT, TWO BEDROOM, GROUND FLOOR
 APARTMENT WITH A PRIVATE GARDEN AND
 FURTHER PATIO IN N5.**

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

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DESCRIPTION:

A stunning, two bedroom, ground floor apartment positioned in this handsome, Victorian end of terrace house in Highbury, N5. Standing at 765 sqft, the property offers wonderfully bright rooms throughout and benefits hugely from two separate parts of outside space, not to mention also being moments from Highbury Fields. Upon entering, you are welcomed into a wonderfully spacious entrance room making the perfect study or possible music room. The sizeable reception is set behind double doors and opens out into a fully equipped kitchen, both with access to the private outdoor space. Both bedrooms are good sizes, the master featuring built in wardrobes while the property is completed with a family sized shower room and separate wc.

Fieldway Crescent 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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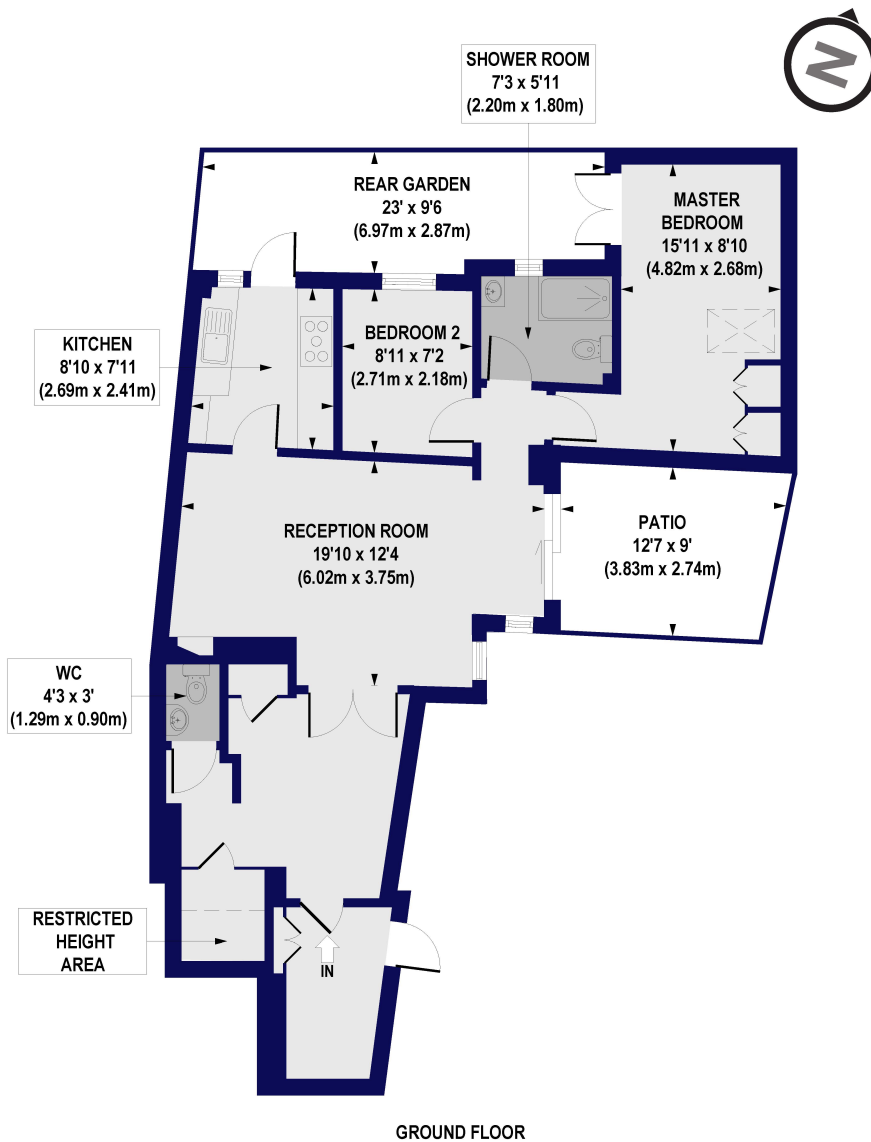


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Fieldway Crescent, N5

Approx. Gross Internal Floor Area 765 sq. ft / 71.11 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 742 sq. ft / 68.90 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.

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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			
A	(92-100)		
B	(81-91)		
C	(69-80)	72	76
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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