



FLAT B, MULBERRY COURT, Highbury Hill, London, N5
£995,000 SHARE OF FREEHOLD

**A BEAUTIFULLY PRESENTED, TWO DOUBLE
 BEDROOM, TWO BATHROOM APARTMENT
 WITH A SIZEABLE PRIVATE GARDEN.**

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DESCRIPTION:

A stunning, two double bedroom, two bathroom apartment set at the favourable Clocktower end of the ever popular Highbury Hill. Stretching the full depth of the building, the property offers wonderfully bright rooms throughout from a north to south facing aspect. Accommodation comprises of a sensational, modern open plan kitchen is designed with ample workplace and a connected kitchen island which opens out directly onto the dining and living area, making it a perfect space for entertaining and communal living. French doors lead out to the most tranquil, 37ft, south facing private garden, complete with mature shrubs and patioed sections, perfect for al fresco dining. Both bedrooms are good sized doubles, with the convenience of built in wardrobes in both. The property is completed with two family sized bathrooms, while the building itself benefits from lift access and is being offered to the market on a chain free basis.

Mulberry Court is set at the junction of 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 Overground) which is a short stroll through Highbury Fields, along with Arsenal underground station (Piccadilly line) in close proximity too.

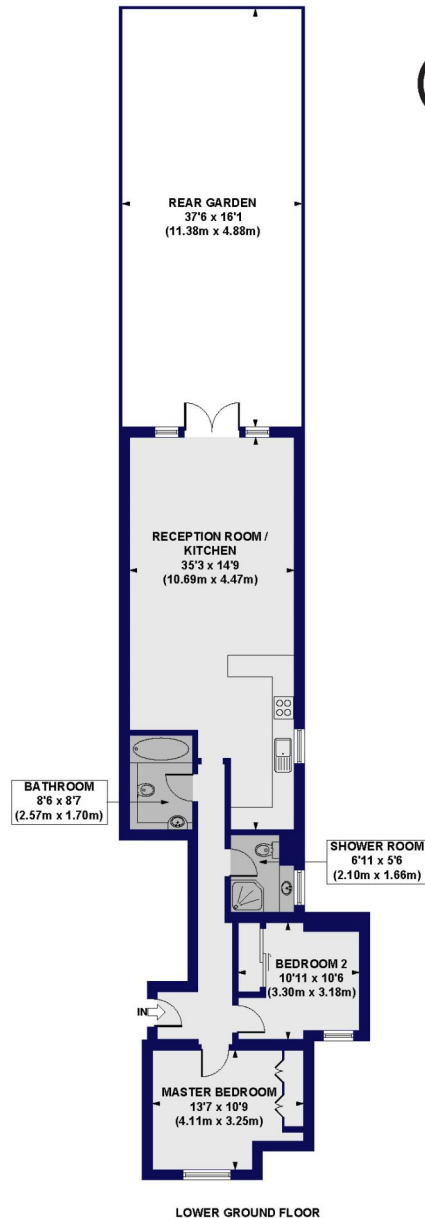
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Approx. Gross Internal Floor Area 892 sq. ft / 82.89 sq. m



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		
55-68	D	64 D	70 C
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/ISL210032>

Tenure: Share of Freehold

Term: 0 year and 0 months

Service Charge: £4090 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: E

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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