



12, LYNTON LODGE, Highbury Grove, London, N5
£585,000 SHARE OF FREEHOLD

A BRIGHT, TWO DOUBLE BEDROOM APARTMENT WITH PRIVATE GARAGE OPPOSITE Highbury Fields.

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DESCRIPTION:

A stunning, two double bedroom apartment positioned on the top floor of this smart, purpose-built block overlooking Highbury Fields. Standing in excess of 600 sqft, the property also benefits from a garage, perfect for storage or renting out to help ease any costs. Accommodation comprises of a wonderfully bright, dual aspect living room, with ample space for a dining table, and a separate, fully fitted kitchen with plentiful worktop and cupboard space. Both bedrooms are genuine doubles, the master benefitting from built in storage, while the property is completed with a contemporary bathroom and is offered to the market on a chain free basis.

Lynton Lodge is set directly opposite Highbury Fields and moments from 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 & Overground lines) which is a short walk away, along with Arsenal underground station (Piccadilly line) which is also within close proximity. Canonbury (Overground line) is also nearby taking you directly into the city.

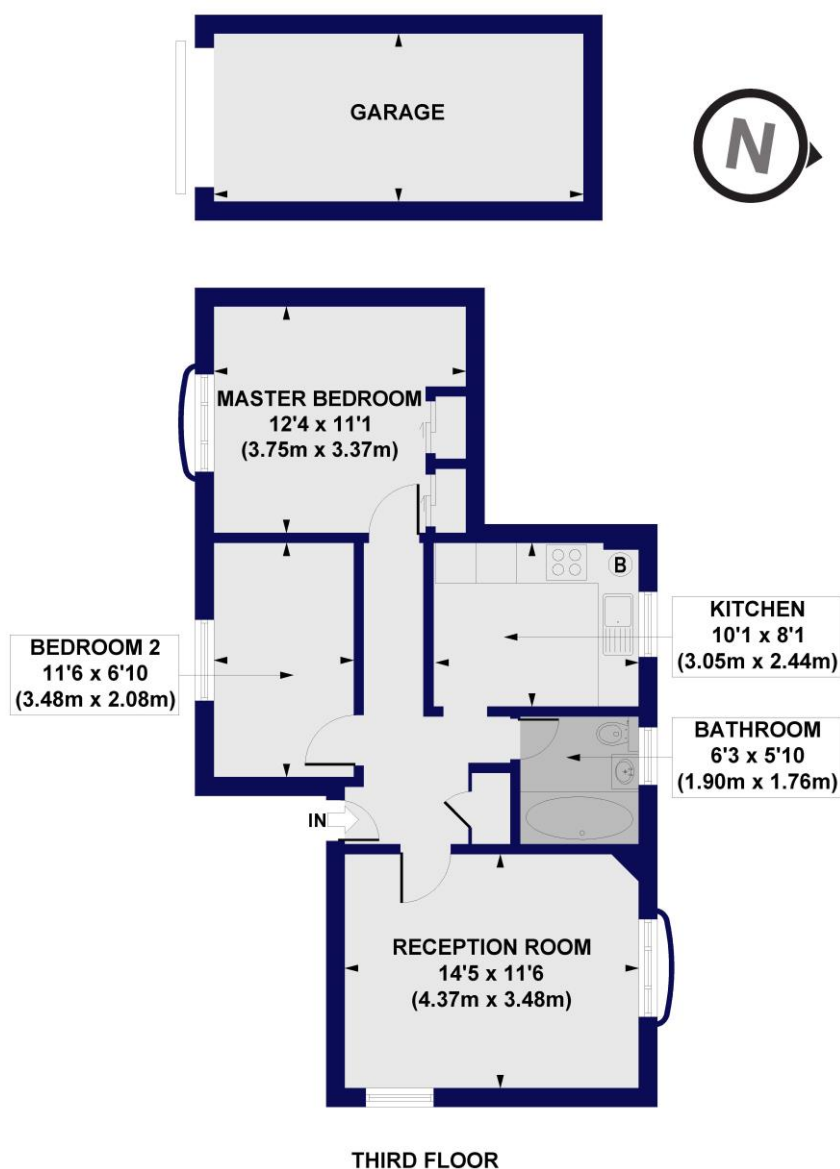
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Approx. Gross Internal Floor Area 610 sq. ft / 56.7 sq. m (Excluding Garage)



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		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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Tenure: Share of Freehold

Term: 0 year and 0 months

Service Charge: £1721.21 per annum

Ground Rent: £ 0 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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