



FLAT 7, RIVERSDENE, Highbury Quadrant, London, N5
£325,000 LEASEHOLD

**A SPACIOUS, ONE DOUBLE BEDROOM
APARTMENT WITH ACCESS TO OUTSIDE
SPACE SET ON THE GROUND FLOOR**

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DESCRIPTION:

We are delighted to present this beautifully presented and spacious, one double bedroom, purpose-built apartment set across the ground floor of this well-maintained block in Highbury, N5. Standing at 428 sqft, the property offers a bright and airy reception room leading directly out to a large communal garden. The separate kitchen which has been meticulously designed offers plenty of worktop space and storage while the master double bedroom overlooks peaceful green spaces to the rear. The property is completed with a modern bathroom and is offered to the market with a recently extended lease.

Viewing is highly recommended!

Highbury Quadrant is a short stroll from the ever-popular Highbury Park and Highbury Barn, with its fantastic delis, cafes, wine shops, and everything you could need. Clissold Park is a 4-minute walk away and offers green open spaces, tennis courts, a café, and running trails. It connects to the vibrant and bustling Stoke Newington Church Street, known for its independent boutiques, restaurants, and bars. You are also just moments from the revered Castle Climbing Wall on Green Lanes and Sailing at the West Reservoir Centre, both of which are hugely popular. Within the local area, you'll find a vast amount of primary and secondary schools, many of which are Ofsted Outstanding. Transport links to all parts of London are well serviced by Finsbury Park, Highbury & Islington (Victoria and East London lines), Arsenal (Piccadilly line), and Canonbury Overground, as well as a selection of multiple bus routes.

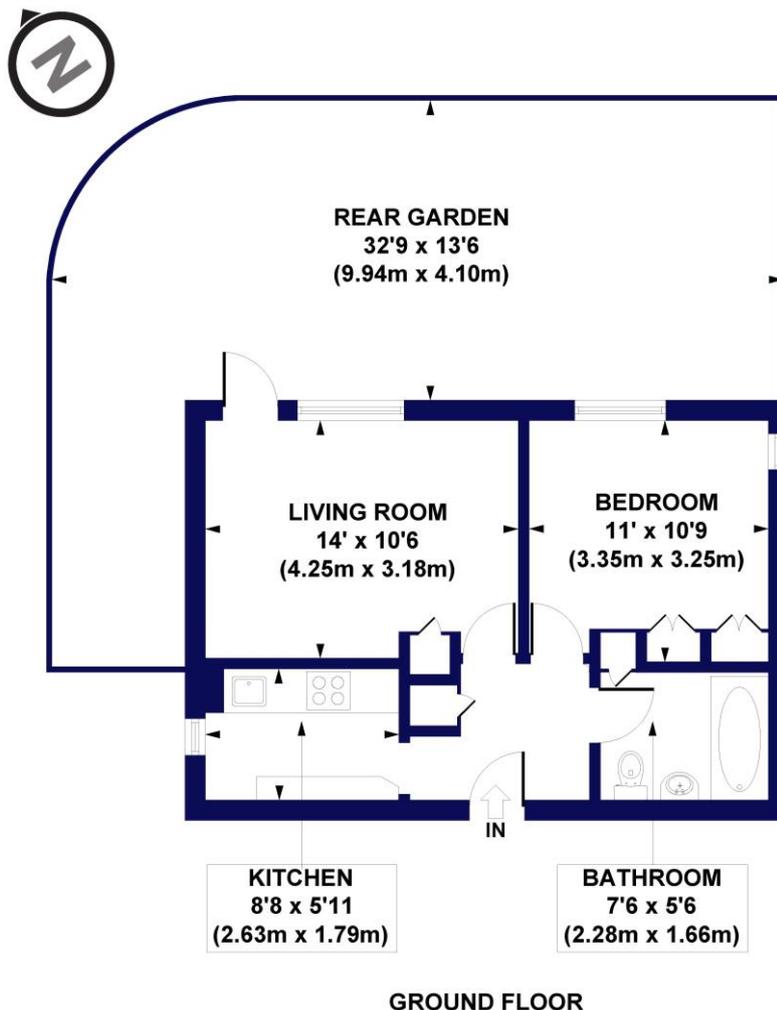
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Highbury Quadrant, N5

Approx. Gross Internal Floor Area 428 sq. ft / 39.74 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	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/HIH250388>

Tenure: Leasehold

Term: 172 year and 9 months (Subject to change)

Service Charge: £3029 per annum (approx.)

Ground Rent: £ 10 Annually (Subject to review)

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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