



FLAT C, STAVORDALE ROAD, LONDON, LONDON, N5  
**£550,000 SHARE OF FREEHOLD**

## A DELIGHTFUL AND BRIGHT TWO BEDROOM APARTMENT IN THE HEART OF Highbury

Highbury | 0207 989 7000 | [highbury@winkworth.co.uk](mailto:highbury@winkworth.co.uk)

**Winkworth**

*[winkworth.co.uk](http://winkworth.co.uk)*

See things differently





## DESCRIPTION:

A stunning, two-bedroom, period conversion set on the first floor of this handsome double fronted house in Highbury, N5. Standing close to 550 sqft, the property benefits from a wealth of natural light offering wonderfully bright rooms throughout from an east to west facing aspect. The spacious, open plan living room/kitchen creates the perfect entertaining space. The principal bedroom is a large double and the second bedroom is the ideal guest room. The modern family bathroom completes the internal accommodation.

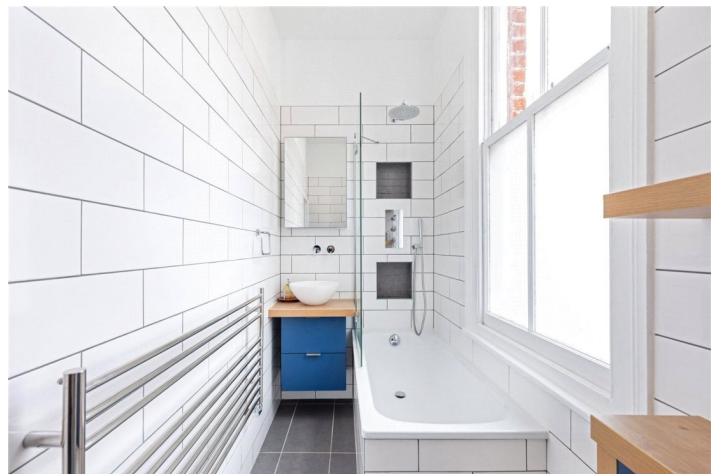
Stavordale Road is a calm and peaceful residential street set off Drayton Park and is perfectly situated for a multitude of transport links providing easy access across London. It is within a short distance of many of the excellent nearby schools and the green open spaces of Highbury Fields. Highbury Barn is also moments away and offers a renowned selection of local amenities, including La Fromagerie, Bournes fishmongers, Godfrey's Butchers and Highbury Vintners, all of which are hugely popular with locals as well as drawing those from further afield.

Arsenal underground station (Piccadilly Line) is just a few moments, and Drayton Park operates an overground service to Moorgate. Highbury & Islington station is also in close proximity (Victoria Line and Overground). An array of bus routes can also be found nearby offering easy access to the City, the West End and London in general.

\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.\*

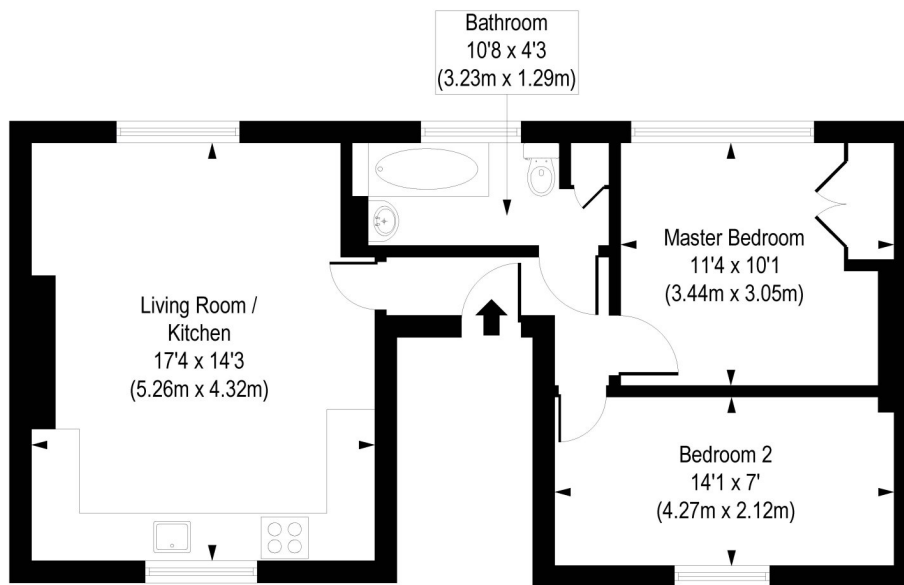
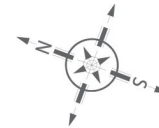
**Winkworth**





Winkworth

Stavordale Road, N5  
Approx. Gross Internal Floor Area 542 sq. ft / 50.37 sq. m



First Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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	77 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Highbury | 0207 989 7000 | [highbury@winkworth.co.uk](mailto:highbury@winkworth.co.uk)

Winkworth

[winkworth.co.uk](http://winkworth.co.uk)

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.