



FLAT 4, Highbury Park, London, N5
£850,000 SHARE OF FREEHOLD

**LOCATED IN ONE OF Highbury'S MOST
 RENOWNED ROADS ON A GEORGIAN
 TERRACE.**

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DESCRIPTION:

Located in one of Highbury's most renowned roads is this delightful two bedroom apartment on a Georgian terrace. Boasting two generous double bedrooms, both with built-in storage, the property is ideal for families, professionals, and downsizers alike.

At the heart of the home is an elegant reception room, flooded with natural light from large sash windows with original period features, creating a warm and inviting space to relax or entertain. The modern separate kitchen comes fully equipped with integrated appliances. The property includes a stylish main bathroom and an additional guest WC. Its stair-free layout allows for easy access throughout—particularly suited for young children, seniors, or those seeking effortless living.

Further highlights include a share of freehold with approximately 950 years remaining, residents' parking via permit, and a standout feature of this property is the west-facing communal garden, and more impressively, an enormous roof terrace offers breathtaking panoramic views across London.

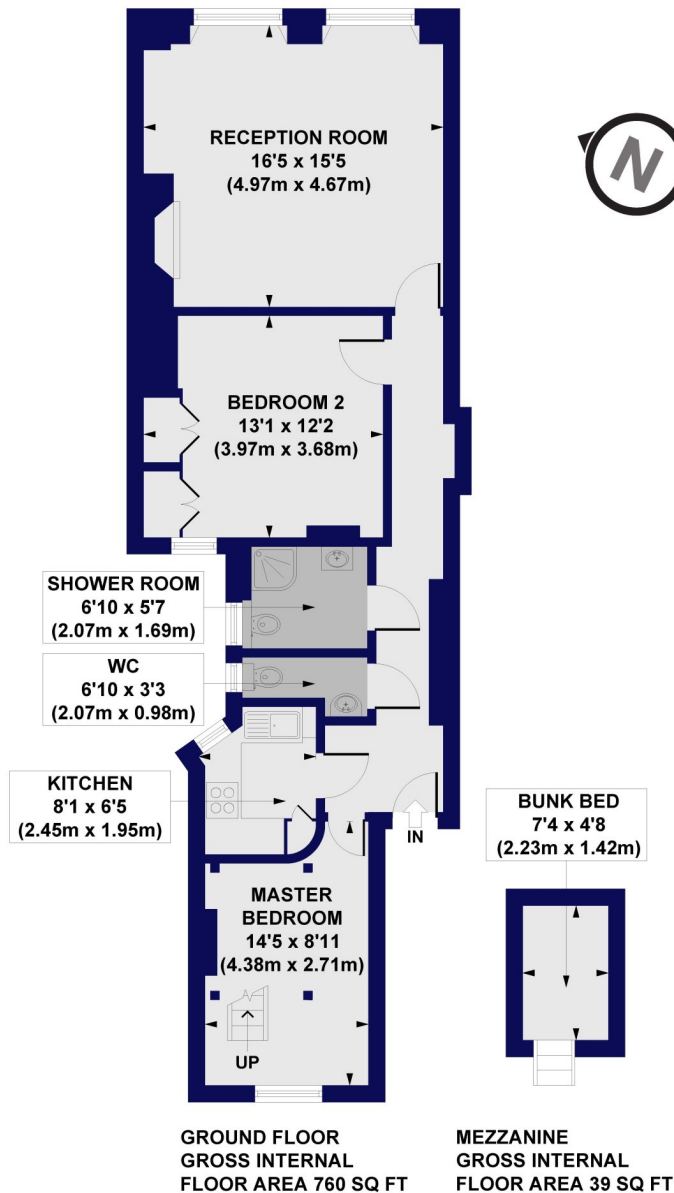
Highbury Park is set just moments from the entrance to the green spaces of Highbury Fields and the prestigious Highbury Barn. The property is seconds away from the highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, The Highbury Fishmongers and Highbury Vintners 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 East London lines) which is a 6-8 minute walk away along with Arsenal underground station (Piccadilly line) which is a 5-6 minute walk away.

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Highbury Park, N5 **Approx. Gross Internal Floor Area 799 sq. ft / 74.25 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	68 D	80 C
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/CLS243346>

Tenure: Share of Freehold
Term: 951 year and 7 months
Service Charge: £2665 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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