



COACH HOUSE LANE, Highbury Hill, Islington, N5
£525,000 FREEHOLD

**A BEAUTIFULLY PRESENTED ONE BEDROOM
 HOUSE SET ON A QUIET CUL-DE-SAC JUST
 OFF ONE OF Highbury'S MOST DESIRABLE**

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DESCRIPTION:

A well presented one bedroom freehold house set on a quiet cul-de-sac just off one of Highbury's most desirable streets. This charming property has just been fully refurbished to the highest standards. The walk up to the property is via lush private gardens, one then steps into a delightful open plan lounge with the state of the art kitchen recessed to the rear. Set to the front of the property on the first floor is a generous double bedroom and the brand new wet room with a classic contemporary feel is set to the rear. Featuring ample loft storage space, the property is ideal for a professional couple or a single person and is essential viewing.

Coach House Lane is set close to the green spaces of Highbury fields and Clissold park as well as local shopping at the prestigious Highbury Barn. The property is seconds away from highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Bournes 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 as Arsenal underground (Piccadilly line) and Highbury & Islington station (Victoria and East London lines) and Drayton Park Rail station for quick access to The City.

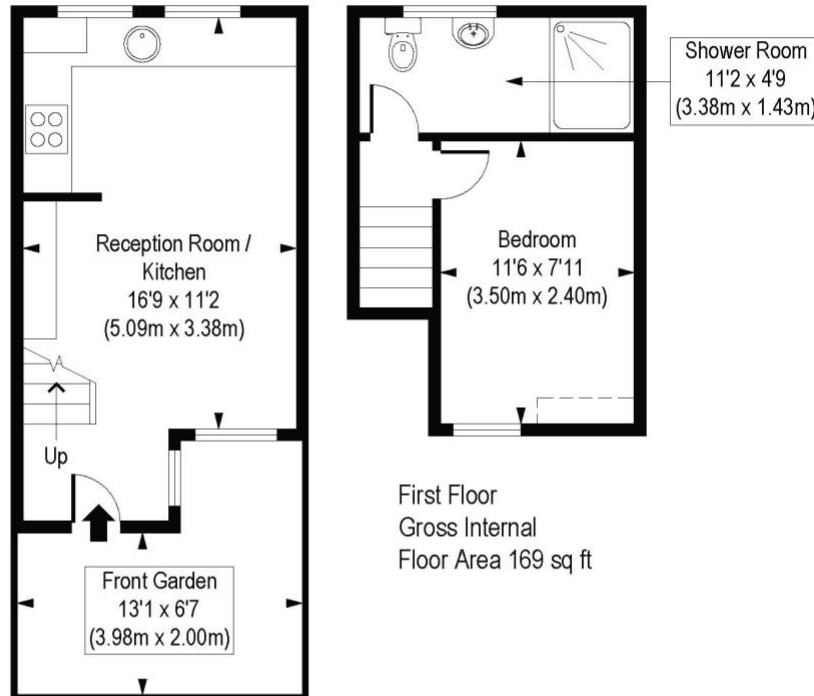
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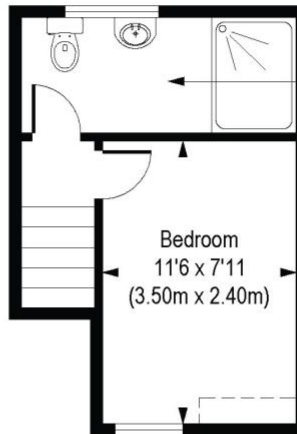
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Approx. Gross Internal Floor Area 376 sq. ft / 34.92 sq. m



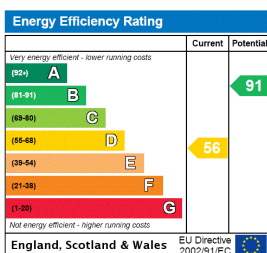
Ground Floor
Gross Internal
Floor Area 207 sq ft



First Floor
Gross Internal
Floor Area 169 sq ft

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.



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Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

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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