



FLAT 4, ABERDEEN ROAD, LONDON, N5
£775,000 SHARE OF FREEHOLD

WONDERFULLY PRESENTED 2 BEDROOM
PERIOD CONVERSION IN PRIME N5

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

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DESCRIPTION:

A sensational, two-bedroom period conversion set across two levels in this handsome, red brick, Victorian house on a beautiful tree lined street in N5. Split over the upper floors, it offers an amazing opportunity to purchase a home that you can grow into. The property includes an abundance of period charm both inside and out. The open plan living/dining room is filled with natural light via the large box bay window. Beyond this is a cleverly designed, modern kitchen with a large picture window that gives a bright and airy feel. The hallways and landings are a real special feature of this home as they create a wonderful sense of space and also offer even more light throughout the flat. Both bedrooms are doubles and are generous in proportions and the loft provides direct access to a shared storage space. The property is completed by a contemporary designed family bathroom that comes with a shower and bath.

Aberdeen Road makes for a beautiful setting and is surrounded by grand period residences in one of Highbury's most desirable locations. The local shops of Highbury Barn are just a short distance away as is Clissold Park and the array of cafes, restaurants and interior shops that Church Street offers. Upper Street is also within easy reach if you take a stroll through the wonderful Highbury Fields. Transport links are all around with convenient bus routes, Canonbury Overground Station along with Highbury & Islington Station which provides over ground and underground (Victoria Line) services across London.

This home has such a unique charm and viewing comes highly recommended!

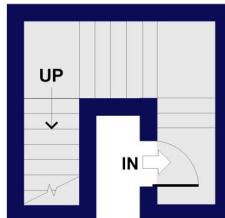
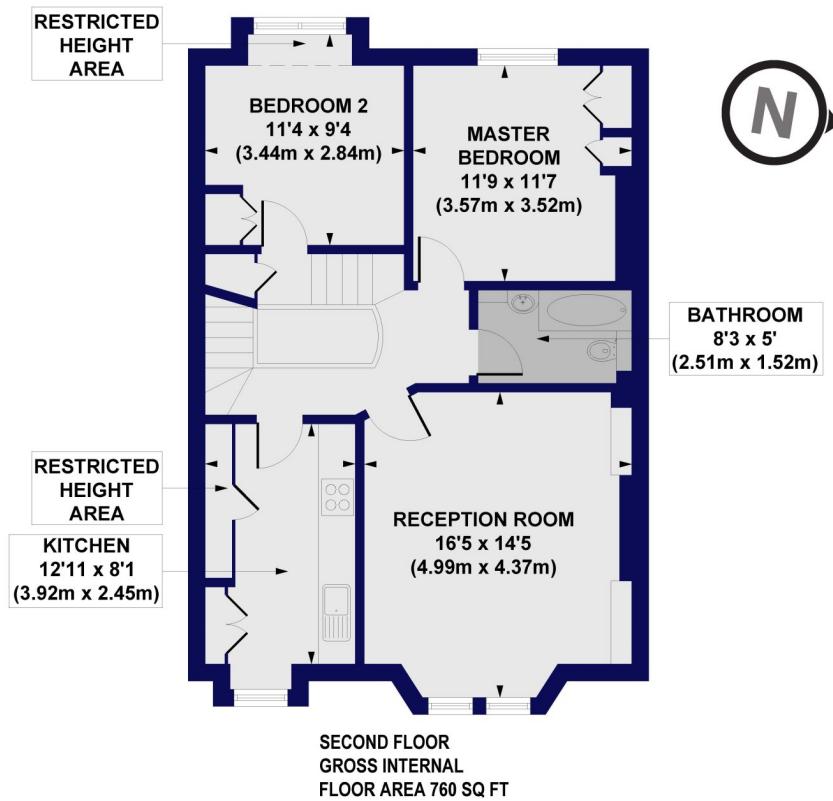
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Aberdeen Road, N5

Approx. Gross Internal Floor Area 829 sq. ft / 77.00 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 805 sq. ft / 74.78 sq. m (Excluding Restricted Height Area)



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 69 SQ FT

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	74 C
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HIH240429>

Tenure: Share of Freehold

Term: 0 year and 0 months

Service Charge: £0 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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