



FLAT 8, Highbury New Park, London, N5
£550,000 SHARE OF FREEHOLD

STUNNING ONE-BEDROOM APARTMENT WITH A PRIVATE TERRACE ON Highbury New Park

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DESCRIPTION:

We are proud to present to the market, this beautifully presented one-bedroom apartment with a private terrace, set within a charming period building on the highly sought-after Highbury New Park.

The property combines the character and elegance of a period residence with bright, contemporary interiors. The well-proportioned accommodation includes a welcoming reception room with large windows, a modern fitted kitchen, a comfortable double bedroom with an abundance of natural light coming through. The stylish bathroom completes the internal accommodation.

A particular highlight is the private terrace, providing a wonderful outdoor space for morning coffee, entertaining or simply relaxing in the warmer months. The terrace enjoys a lovely, elevated outlook and gives the apartment a rare sense of privacy and connection with the surrounding greenery. This flat is also located moments away from Highbury Barn and Newington Green which offers a selection of sought-after local independents including local butchers, La Fromagerie, Da Mario's Deli, Highbury Fishmongers, Perilla and Highbury Vintners - a magnet for locals and also drawing those from further afield

Highbury New Park is known for its beautiful aesthetics and is one of the area's most desirable residential roads, known for its attractive period architecture, leafy surroundings and excellent local amenities. Canonbury Station is within easy reach, while the open spaces of Clissold Park and Highbury Fields are nearby.

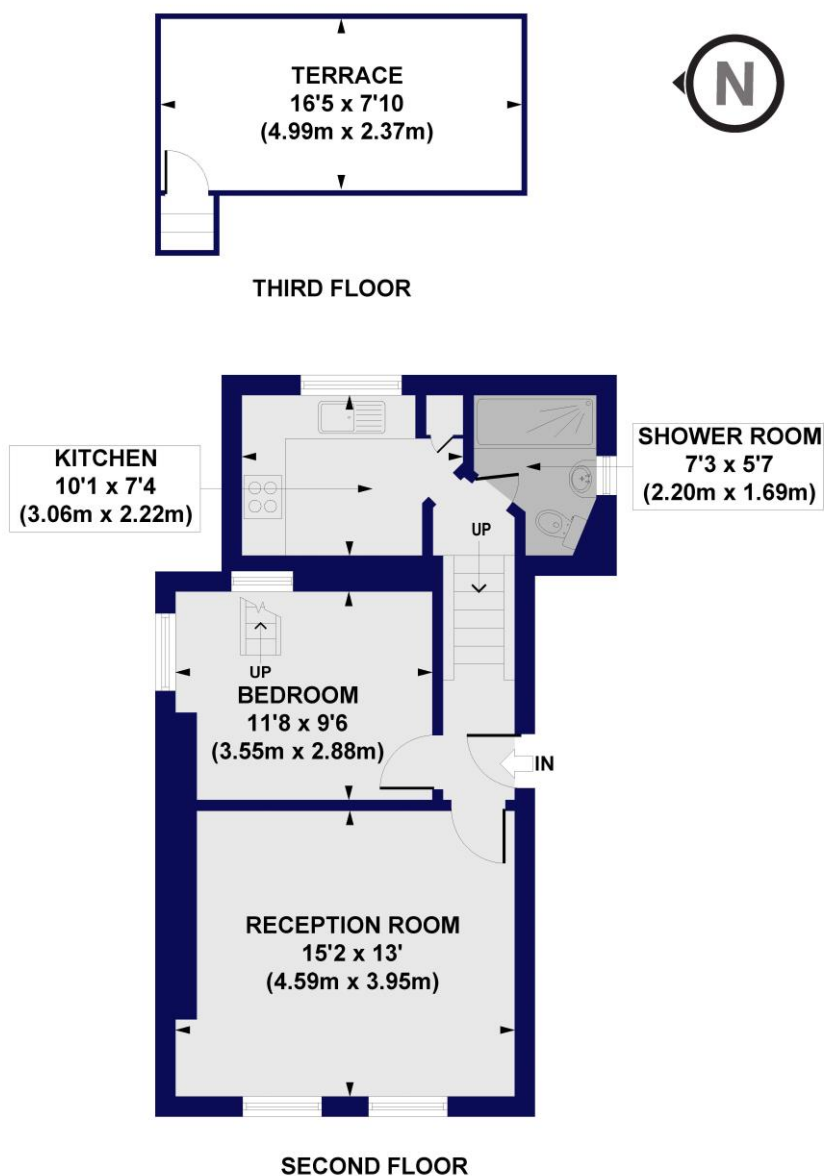
This unique home is ideal home for a first-time buyer or professional, and offers a fantastic combination of period character, modern living, private outside space and an enviable North London location.

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Highbury New Park, N5 Approx. Gross Internal Floor Area 490 sq. ft / 45.49 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	58 D	76 C
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HIH260293>

Tenure: Share of Freehold
Term: 987 year and 11 months (Subject to change)
Service Charge: £700 per annum (approx.)
Ground Rent: £ 0 Annually (Subject to review)
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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