



HIGHBURY HILL, LONDON, N5
£950,000 SHARE OF FREEHOLD

**A BRIGHT, TWO DOUBLE BEDROOM PERIOD
 CONVERSION WITH A PRIVATE TERRACE IN
 HIGHBURY LOCATED MINUTES FROM**

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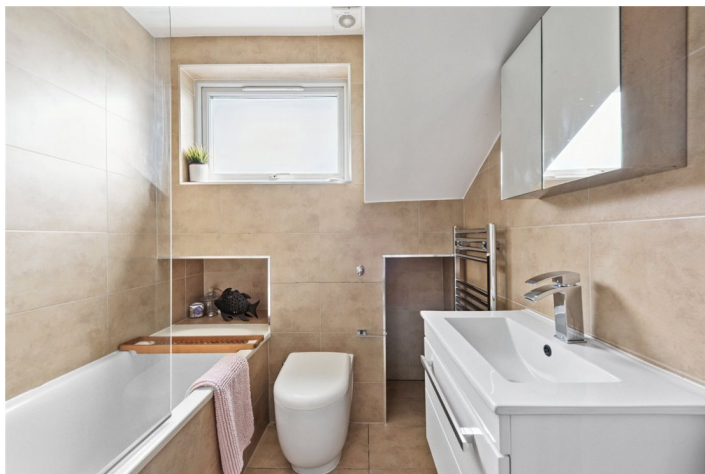
DESCRIPTION:

A stunning and spacious, two double bedroom period conversion set across the upper floors of this handsome Victorian building located on one of Highbury's premier roads. Standing close to 950 sqft, the property offers wonderfully bright rooms from an east-west facing aspect and ample storage throughout. Accommodation comprises of a sizeable living/kitchen area spanning the full width of the building. This open plan space is bright and airy and kitchen comes with plentiful worktop and cupboard space. Beyond this there is a generous double bedroom and the flat further benefits from an amazing terrace that is perfect for those long summer evenings and outside entertaining. The main bathroom is of a contemporary design and is situated on the half landing. The upper floor is a beautifully appointed bedroom that benefits from double doors to a Juliette balcony and the most amazing views over Highbury. This property has to be seen to be truly appreciated.

Highbury Hill is set moments from the iconic clocktower at the entrance to Highbury Fields and is perfectly set for the independent shops at Highbury Barn. The high street shops, bars and restaurants on Upper Street are located via the vibrant open spaces of Highbury fields.

Transport links are some of the best around creating effortless access across London. Arsenal offers the closest underground (0.2miles) links on the Piccadilly line whilst Highbury and Islington provides the Victoria line and overground services. The weekday service from Drayton Park goes to Moorgate and an array of bus routes are on hand which provide routes to Angel, The City and West End.

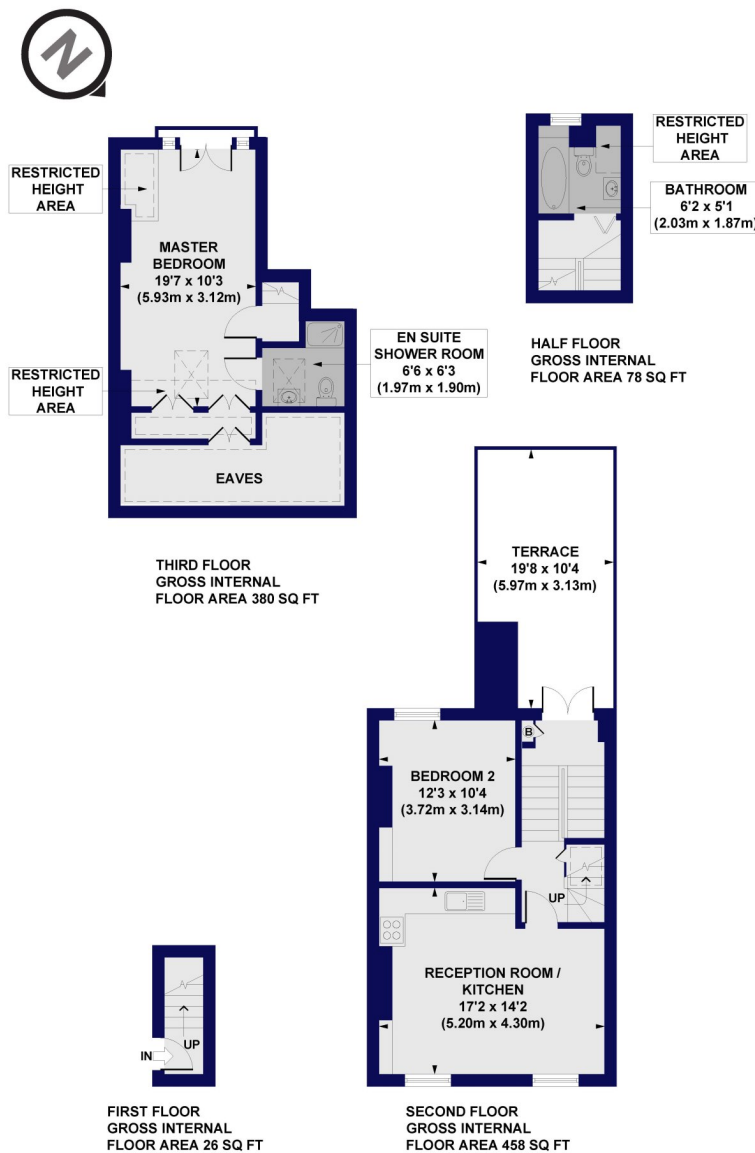
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Approx. Gross Internal Floor Area 942 sq. ft / 87.50 sq. m



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	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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