



TOP FLOOR, ABERDEEN ROAD, LONDON, N5
£700,000 GUIDE PRICE

A BRIGHT, TWO BEDROOM APARTMENT
SITUATED ON THE TOP FLOOR OF THIS
HANDSOME BUILDING IN HIGHBURY, N5.

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Winkworth



DESCRIPTION:

A sensational, top floor, two-bedroom apartment situated in this handsome red brick, Victorian building in Highbury, N5. Standing at 841 sqft, the property is split level and offers a perfect blend of original features and contemporary charm. The spacious living room is well proportioned and opens out to a cleverly designed kitchen on a separate level creating the perfect entertaining space. Both bedrooms are genuine doubles, the master bedroom features built in wardrobes while the second bedroom also benefits from built in wardrobes and has a wonderful view across the neighbouring gardens of the adjacent roads.

Aberdeen Road is set just moments from the entrance to the green spaces of Highbury Fields and the prestigious Highbury Barn. The property is close to highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Bourne's 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 Highbury & Islington station (Victoria line and Overground direct to the City) along with Arsenal underground station (Piccadilly line) both of which are only a short distance away. A wide selection of good bus routes taking you into the City and West End are also on the doorstep.

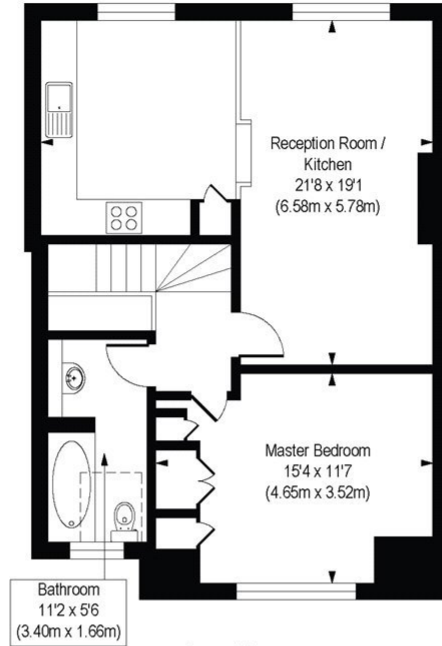
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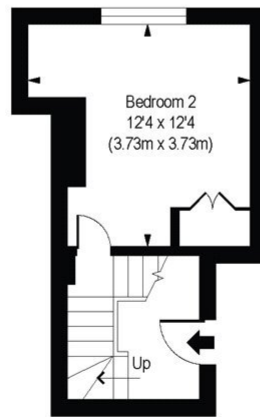
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Aberdeen Road, N5

Approx. Gross Internal Floor Area 841 sq. ft / 78.17 sq. m



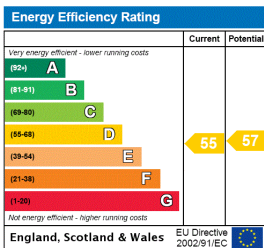
Second Floor
Gross Internal
Floor Area 648 sq ft



First Floor
Gross Internal
Floor Area 193 sq ft

COMPLIANT WITH BCS 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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