



HAMILTON PARK, LONDON, N5
£850,000 LEASEHOLD

**STUNNING TWO BEDROOM, TOP FLOOR
APARTMENT POSITIONED MOMENTS FROM
HIGHBURY BARN AND HIGHBURY FIELDS.**

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





DESCRIPTION:

Boasting two genuine double bedrooms and an additional room tailored as a home office, this top-floor period conversion is situated on Hamilton Park and seamlessly blends village ambiance with the hustle and bustle of Highbury & Islington. The lateral space ensures ample room for both relaxation and work, with the separate living room and kitchen benefitting from abundant natural light thanks to the new double-glazed sash windows throughout. The flat is completed with authentic oak floorboards to elevate its charm and a contemporary family bathroom. With recent upgrades and a shared garden. There is also the potential to extend into the enormous loft space that spans the length of the building STPP.

Hamilton Park is set moments from the famous green spaces of Highbury Fields, and the prestigious Highbury Barn. The property is moments away from highly regarded local amenities such as Godfrey's butchers, La Fromagerie, Da Mario's delicatessen, Bourne's fishmongers and Highbury Vintners, all of which are hugely popular with locals, as well as drawing those from further afield.

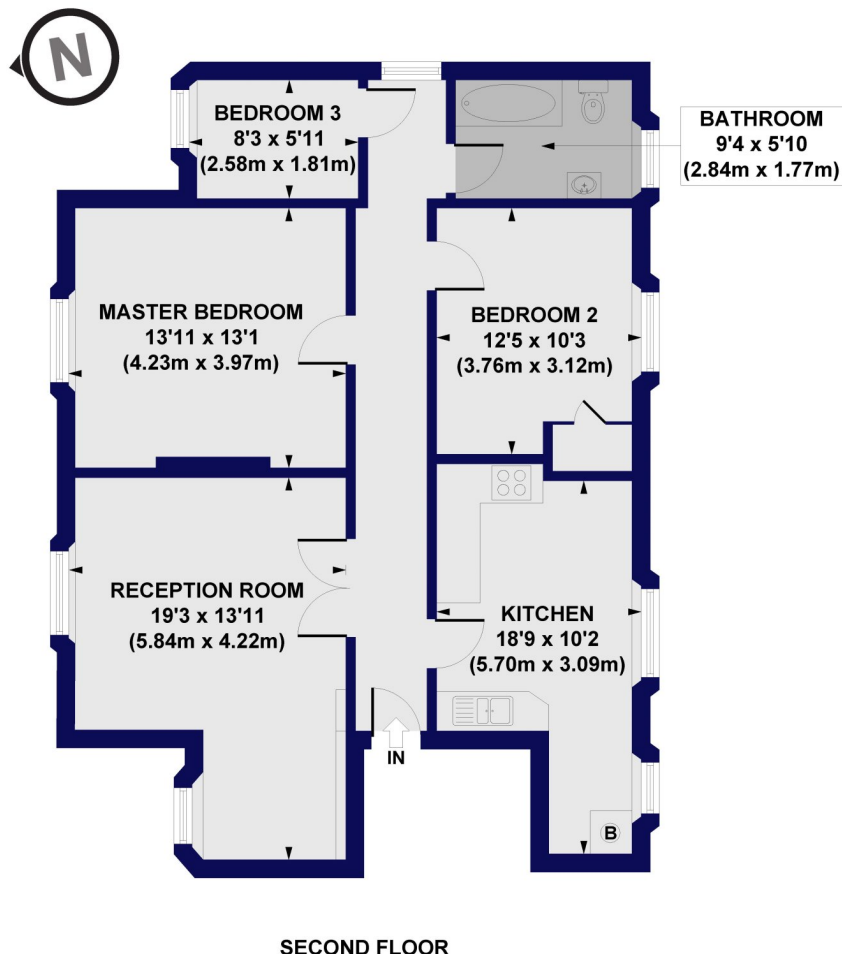
Transport links are well serviced by a selection of good bus routes as well Highbury & Islington station (Victoria and Overground) and Arsenal Station (Piccadilly Line) both within a short distance.

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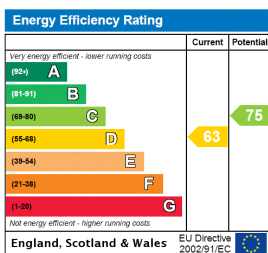
Hamilton Park, N5
Approx. Gross Internal Floor Area 956 sq. ft / 88.83 sq. m



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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.



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