



CORSICA STREET, LONDON, N5
OIEO £745,000 LEASEHOLD

**A BRIGHT, TWO BEDROOM, TWO BATHROOM
MODERN APARTMENT MOMENTS FROM THE
TUBE IN Highbury, N5.**



DESCRIPTION:

A stunning, two double bedroom, two bathroom apartment positioned on the second floor of this 2012 development, complete with lift access, bike storage and communal gardens. Accommodation comprises of a wonderfully bright, open plan living room/kitchen area with direct access to a sizeable, east facing balcony. Both bedrooms are good sized doubles, the master benefitting from a spacious en-suite with large walk-in shower. A modern family sized bathroom and ample storage in the hallway completes the property.

Corsica Street is set moments from the entrance to the green space of Highbury Fields with its variety of sporting activities and play spaces. Situated a short walk away is the prestigious Highbury Barn which offers a number of renowned local amenities; including Godfrey's Butchers, Bourne's Fishmongers, La Fromagerie, and Highbury Vintners. Upper Street with all its boutique shops, restaurants and bars are on your doorstep too.

Transport links are a short distance away and well serviced by a selection of convenient bus routes, Highbury & Islington Station (Victoria Line, Overground and Great Northern taking you straight into Moorgate), Arsenal Underground Station (Piccadilly Line), as well as within close proximity.



Corsica Street, N5
Approx. Gross Internal Floor Area 792 sq. ft / 73.62 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.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	