



HIGHBURY GRANGE, LONDON, N5
£800,000 TO BE ADVISED

**A BEAUTIFULLY PRESENTED, TWO BEDROOM
 PERIOD CONVERSION WITH ITS OWN
 PRIVATE GARDEN IN HIGHBURY, N5.**

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

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

A sensational, two bedroom period conversion positioned on the raised ground floor of this handsome, end of terrace, Victorian building in Highbury. Accommodation comprises of a wonderfully spacious living room spanning 18' in width, with cleverly designed built in storage, feature fireplace and bay window. The rear of the building includes a newly refurbished kitchen with direct access to a stunning, south facing, mature, private garden. The master bedroom is equally as well proportioned as the other rooms and also benefits from ample storage, while the property is completed with a further good sized second bedroom and modern family bathroom.

Highbury Grange 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.

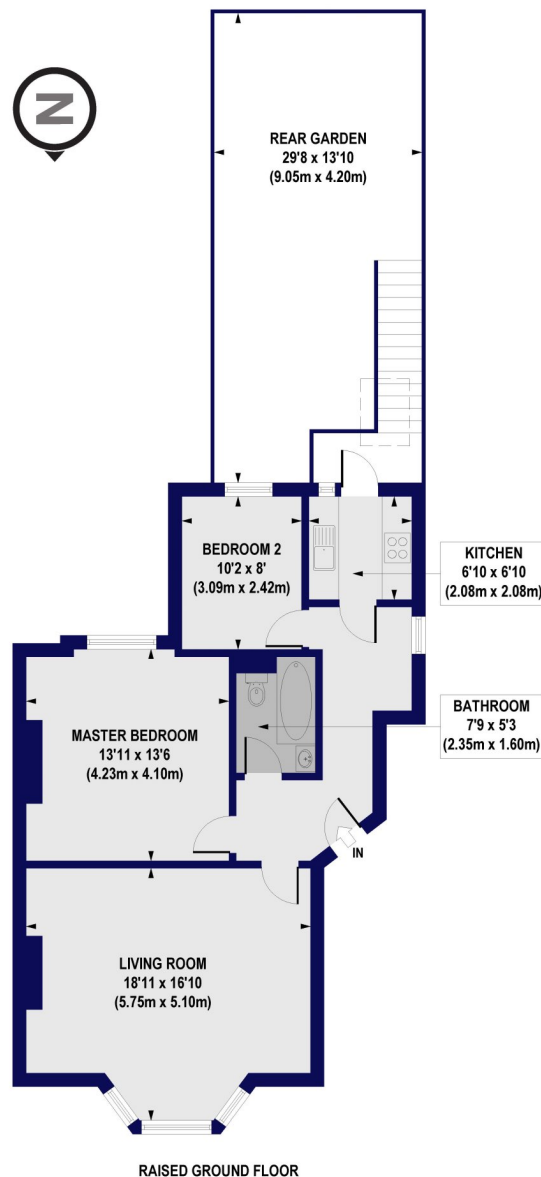
Transport links are well serviced by Highbury & Islington station (Victoria and East London lines and Overground direct to the City) along with Arsenal underground station (Piccadilly line) both of which are only a short distance away. A wide selection of good bus routes taking you into the City and West End are also on the doorstep.

Winkworth



Winkworth

Highbury Grange, N5
Approx. Gross Internal Floor Area 780 sq. ft / 72.46 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.

Winkworth

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.

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

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.