



ABERDEEN ROAD, LONDON, N5
£780,000 SHARE OF FREEHOLD

A BEAUTIFUL, TWO BEDROOM PERIOD CONVERSION SITUATED IN PRIME HIGHBURY, N5.

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

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DESCRIPTION:

A stunning, two-bedroom period conversion set on the first floor of this charming building, located on a private cul de sac. Situated on one of Highbury's premier roads, it offers an amazing opportunity to purchase a home that you can grow into.

The property includes an abundance of period charm. The open plan living/dining room benefits from ample light throughout via the two large windows to the front. Beyond this is a contemporary kitchen with a large picture window that allows in even more natural light. Both bedrooms are bright and spacious doubles with plenty of storage space. The hallways and landings are a really special feature of this home as they create a wonderful sense of space and also offer an abundance of storage compartments. The property is completed by a beautifully designed family bathroom that comes with a shower and bath.

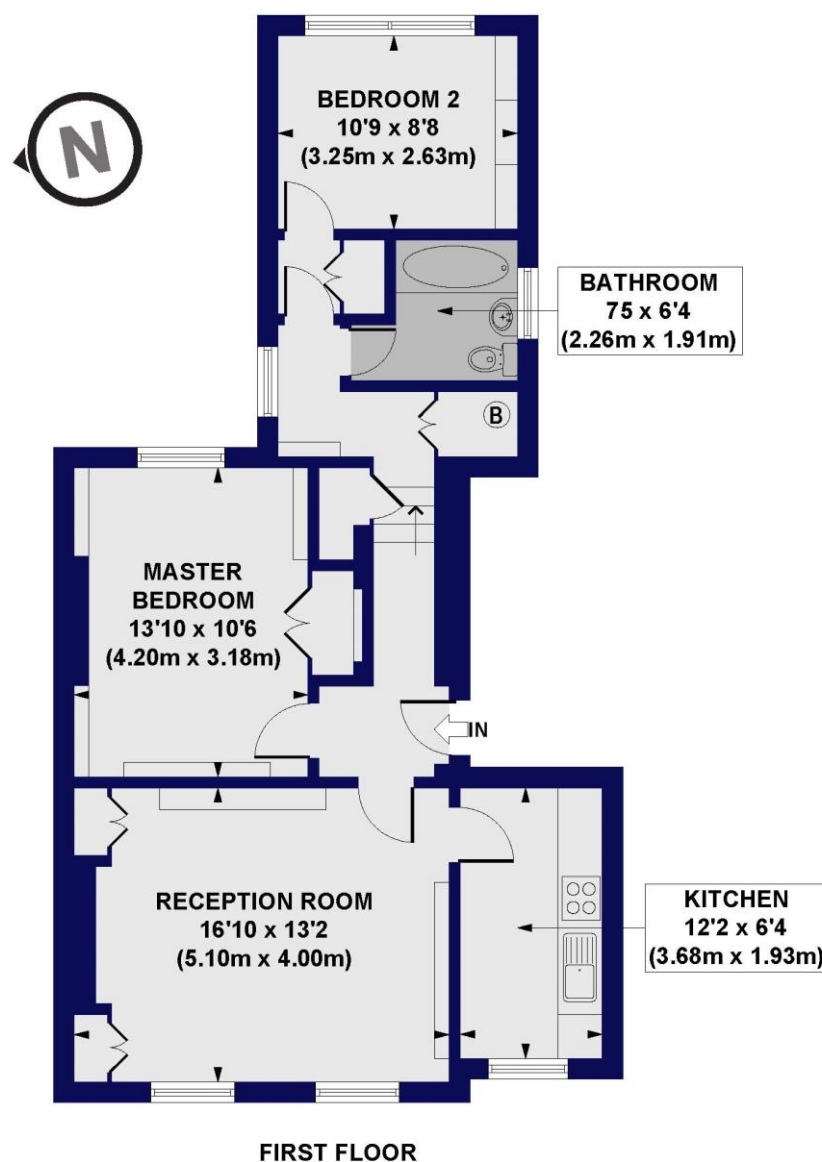
Aberdeen Road is an incredibly quiet private road and is surrounded by grand period residences in one of Highbury's most desirable locations. Located moments from Highbury Barn and Newington Green and provides a selection of boutique shops, and bars as well as theatres and a vibrant atmosphere. The green

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Aberdeen Road, N5
Approx. Gross Internal Floor Area 745 sq. ft / 69.19 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		
55-68	D	68 D	78 C
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HIH250371>

Tenure: Share of Freehold
Term: 947 year and 8 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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