



SPRING GARDENS, LONDON, N5  
**£375,000 LEASEHOLD**

**A SIZEABLE, ONE BEDROOM APARTMENT  
POSITIONED ON THE FIRST FLOOR IN  
Highbury, N5.**

Hackney | 020 8986 4216 | [hackney@winkworth.co.uk](mailto:hackney@winkworth.co.uk)

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## DESCRIPTION:

A bright, one double bedroom apartment set on the first floor of this well-maintained block in Highbury, N5. Standing in excess of 475 sqft, the property has been tastefully decorated by the current owners and offers good sized rooms throughout. The spacious reception room overlooks the peaceful communal gardens and opens out into a well-equipped kitchen with plentiful storage and worktop space. The bedroom is a genuine double and features built in wardrobes. The property is completed with a modern bathroom and ample cupboard space.

Spring Gardens is quietly nestled off Grosvenor Avenue and is perfectly located for local, shops, cafes and restaurants situated nearby on Highbury Barn and Newington Green which are both well known for their village atmosphere. Upper Street, Dalston and Stoke Newington are also close by and provide a selection of boutique shops and bars as well as theatres and a vibrant nightlife. The green spaces of Highbury Fields and Clissold Park are just a short distance away. Transport across London is made easy with overground links at nearby Canonbury, providing easy access to the City and East London, whilst Highbury and Islington (Victoria line) is the closest Underground link. Numerous good bus routes can also be found nearby.

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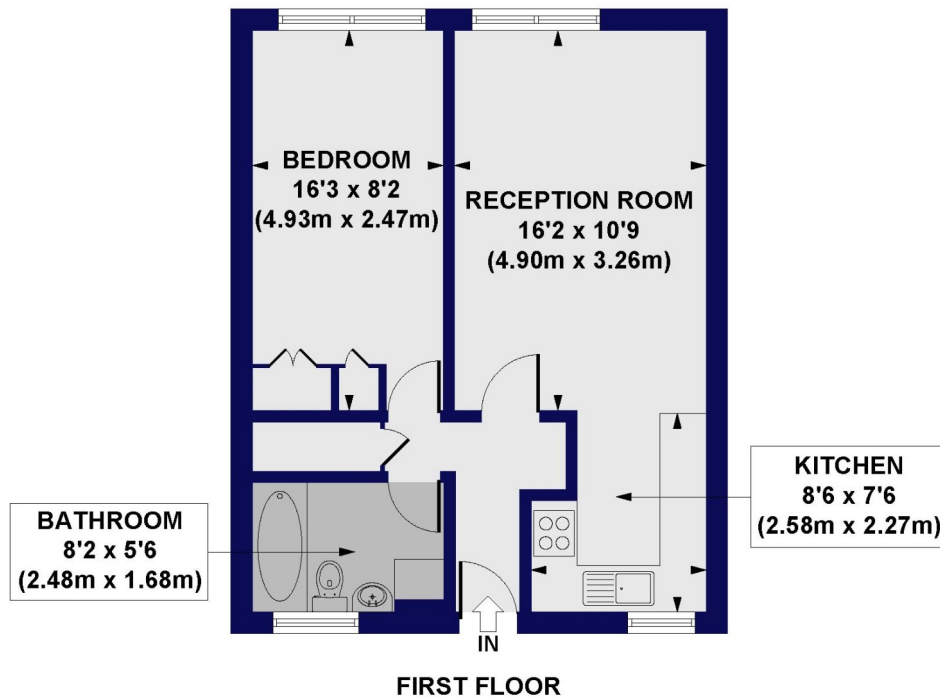


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# Spring Gardens, N5

Approx. Gross Internal Floor Area 478 sq. ft / 44.39 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	75
(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	

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