



ARDILAUN ROAD, LONDON, N5
£725,000 LEASEHOLD

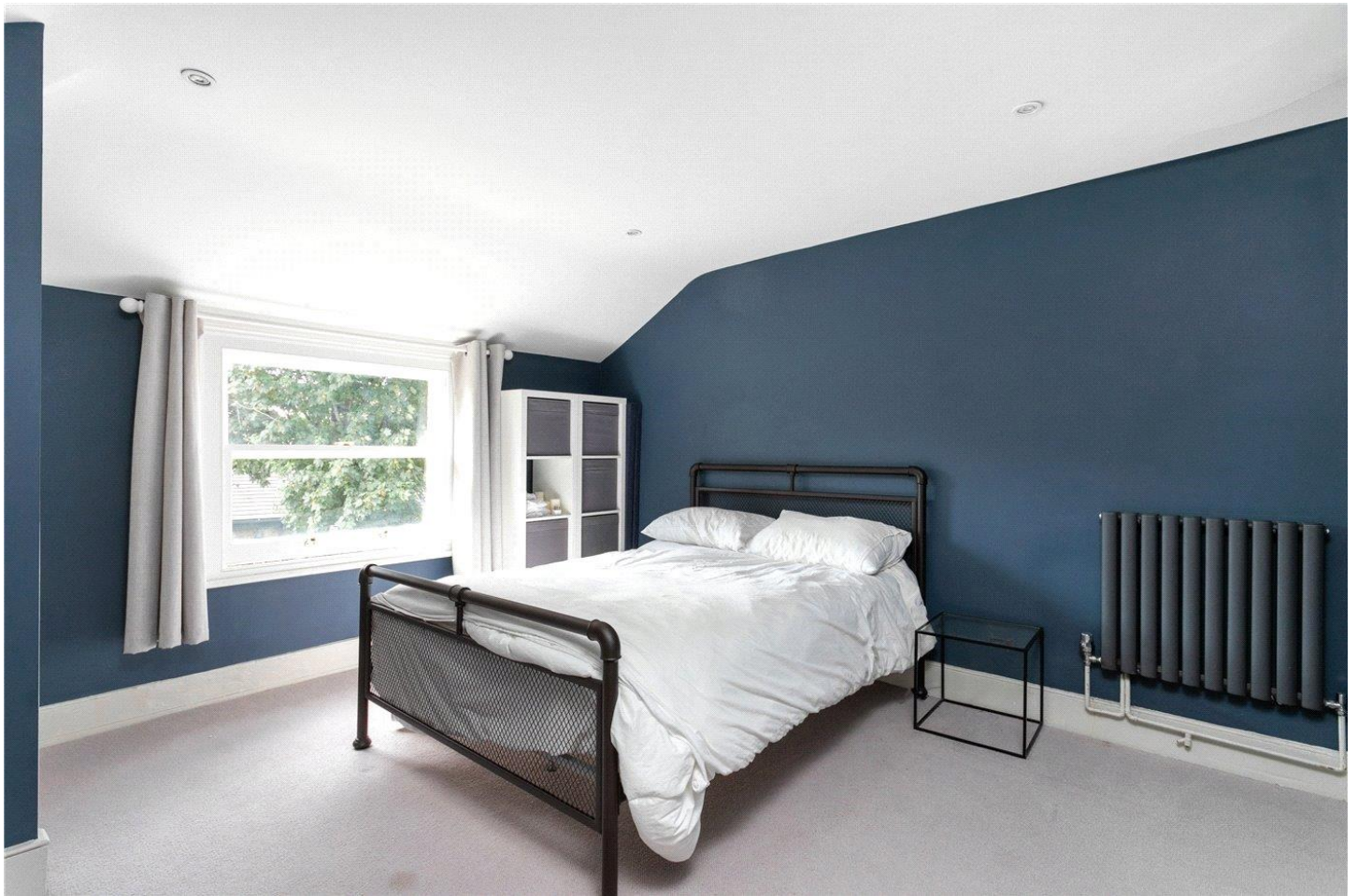
**A BEAUTIFULLY PRESENTED, TWO DOUBLE
 BEDROOM APARTMENT LOCATED IN THE
 HEART OF HIGHBURY.**

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DESCRIPTION:

A stunning, two double bedroom apartment set across the first and second floor of this handsome, Victorian, red brick building in Highbury, N5. Standing more than 800 sqft, the property offers a tremendous amount of character throughout, with bold and bright colour schemes too. Accommodation comprises of a wonderfully spacious reception room, with restricted height area perhaps making the perfect work from home space, with a full equipped, modern kitchen positioned directly behind. Both bedrooms are genuine doubles and on the first floor, while the property is completed with a contemporary bathroom and ample storage throughout.

Ardiliaun Road is set close to the green spaces of Highbury fields and Clissold Park as well as local shopping at the prestigious Highbury Barn. The property is seconds away from highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Highbury 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 as Arsenal underground (Piccadilly line) and Highbury & Islington station (Victoria and Overground lines).

*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries. *

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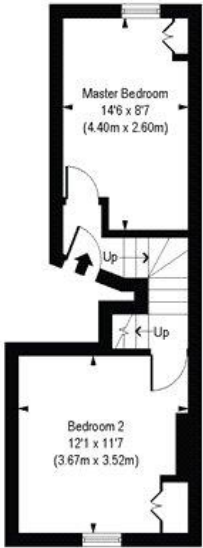
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Ardilaun Road, N5

Approx. Gross Internal Area 802 sq. ft / 74.47 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Area 622 sq. ft / 57.77 sq. m (Excluding Restricted Height Area & Eaves)



Second Floor
Gross Internal
Floor Area 493 sq ft



First Floor
Gross Internal
Floor Area 308 sq ft

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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	55 D	61 D
39-54	E		
21-38	F		
1-20	G		

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