



FLAT 1, Highbury New Park, London, N5
OIEO £475,000 LEASEHOLD

STUNNING 1 BED PERIOD CONVERSION WITH ITS OWN PRIVATE GARDEN AND EXCELLECT TRANSPORT LINKS

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

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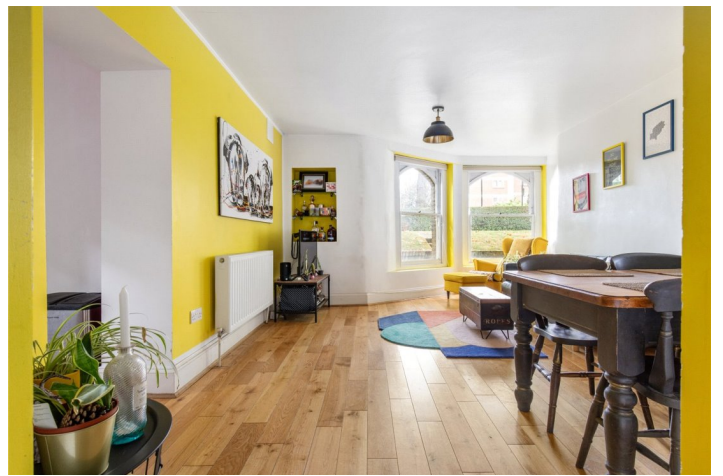
DESCRIPTION:

A wonderful one bed flat with a large private garden set in a beautiful period conversion. The flat is offered in fantastic condition throughout and boasts in excess of 500sqft internal space and boasts its own front door. All rooms offer generous proportions and light filled interiors. The open plan living space is bright and airy and features, hardwood flooring and stunning sash windows that allow ample light to fill the room. The kitchen is set just off the living room which creates a wonderfully social living style. It comes with an integrated dishwasher and fridge with an additional store cupboard for washing machine and freezer; The double bedroom is generous and benefits from inbuilt storage. The contemporary and fully fitted family bathroom completes the internal accommodation. The rear garden is a real asset to this property and is the perfect space for entertaining on those long summer evenings. It also comes with the added benefit of a large secure shed that is powered with electricity.

The flat is set halfway up this treelined residential street and is only a short distance from the independent shops on Highbury Barn. The popular Church Street is set just around the corner from the nearby Clissold Park and is well known for its village atmosphere and selection of restaurants and cafes alongside designer boutiques. The closest underground links can be found at Arsenal (Piccadilly line) whilst overground links are provided at Canonbury on the East London line. Highbury and Islington offers underground (Victoria line) and overground services whilst an array of bus links provide easy access to the City and West End.

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.

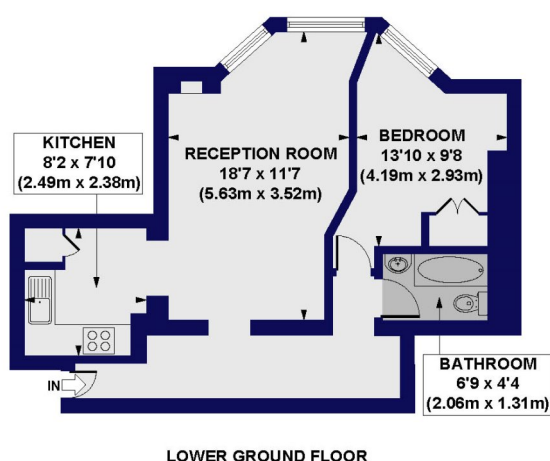
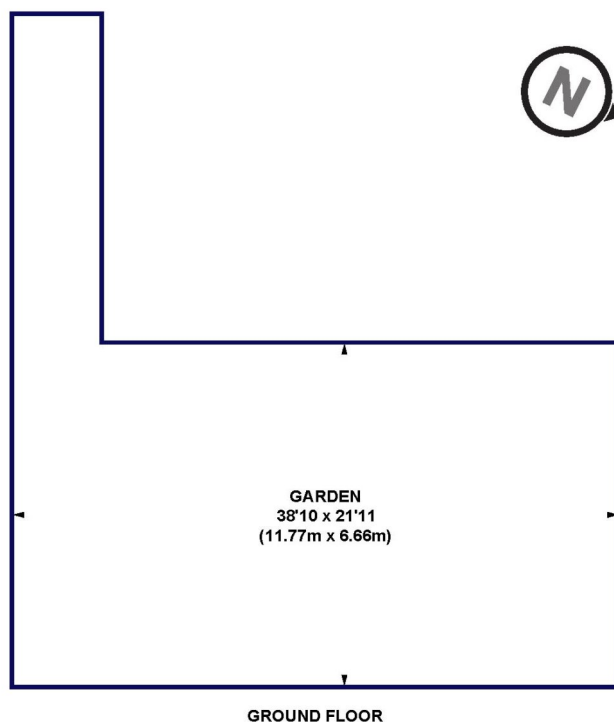
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Approx. Gross Internal Floor Area 527 sq. ft / 48.93 sq. m



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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HH250283>

Tenure: Leasehold

Term: 105 year and 4 months

Service Charge: £864 per annum

Ground Rent: £ 200 Annually (subject to increase)

Council Tax Band: D

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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