



HIGHBURY NEW PARK, LONDON, N5
£350,000 LEASEHOLD

A SPACIOUS, ONE BEDROOM, TOP FLOOR
APARTMENT FEATURING A PRIVATE
BALCONY IN Highbury, N5.

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DESCRIPTION:

A bright, one double bedroom apartment positioned on the fourth (top) floor of this well-kept block in Highbury, N5. Standing in excess of 465 sqft, the property benefits from a spacious reception room with tree tops views and access to a private, south-east facing balcony. The larger than average bedroom is well proportioned and includes the same views across plentiful greenery as the reception room. A separate, fully equipped kitchen with plentiful worktop and cupboard space along with a modern family bathroom complete the property.

Highbury New Park is set just moments from the prestigious Highbury Barn. The property is seconds away from the highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Bournes Fishmongers and Highbury Vintners all of which are hugely popular with locals as well as drawing those from further afield. Aside from its prestigious location the property is close to three neighbouring schools all of which have Outstanding Ofsted. The green open spaces of both Highbury Fields and Clissold Park are both within a short walk, as is the vibrant and ever popular Stoke Newington Church Street known for its independent boutique's, restaurants and bars.

Transport links are well serviced by a selection of good bus routes as well Highbury & Islington station (Victoria and East London lines) along with Arsenal underground station (District line) both within

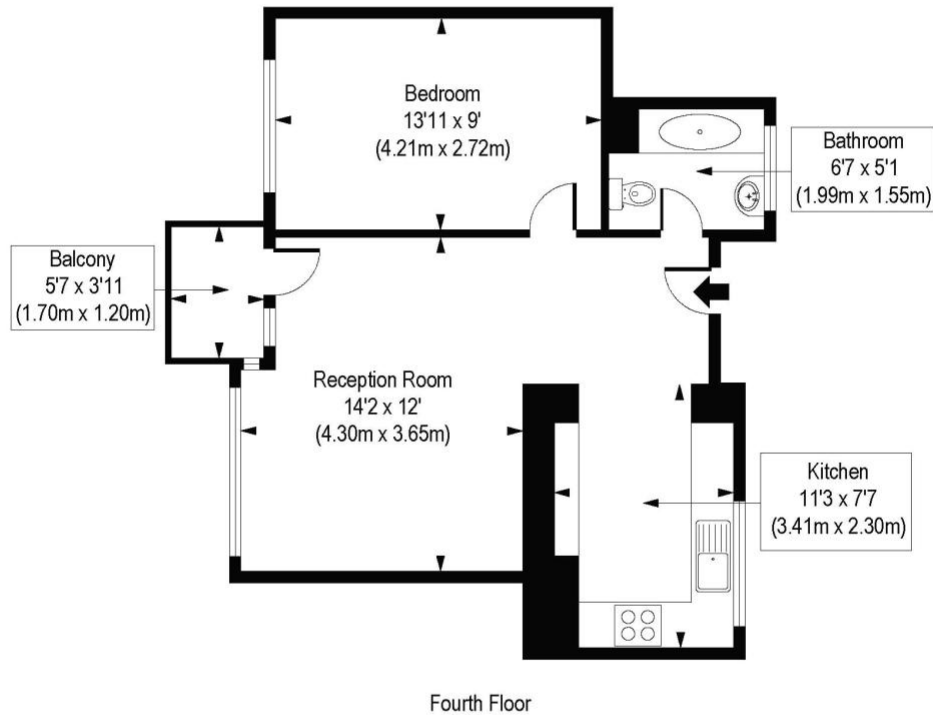
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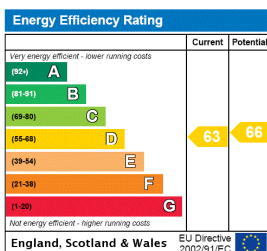
Highbury New Park, N5

Approx. Gross Internal Area 467 sq. ft / 43.35 sq. m



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.



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