



ABERDEEN ROAD, LONDON, N5
£650,000 SHARE OF FREEHOLD

**A BRIGHT, TWO BEDROOM PERIOD
 CONVERSION WITH ITS OWN PRIVATE
 GARDEN IN HIGHBURY.**

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

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DESCRIPTION:

A superb, two double bedroom, period conversion with its own front door situated in a handsome Victorian Building in Highbury, N5. Presented in good condition throughout, you are welcomed into a wonderfully spacious, open plan living room kitchen including feature fireplace and bay window. Both bedrooms are positioned at the rear of the property, with the master bedroom benefiting from built in wardrobes and access to a fully landscaped, west facing, private back garden. The property is completed with modern shower room and a long lease.

The flat is set at the preferred end of Aberdeen Road, set just off the prestigious Aberdeen Park, on a no through road and is moments from Highbury Fields.

The well renowned Highbury barn offers a selection of independent local shops including Bournes fishmonger, Godfreys butcher, Di Marios Deli alongside various restaurants and tea rooms. Upper Street is only a short distance away and a selection of transport links are on hand for easy access to the City and West End.

Highbury and Islington offers the Victoria line and overground services whilst the Piccadilly line operates from Arsenal.

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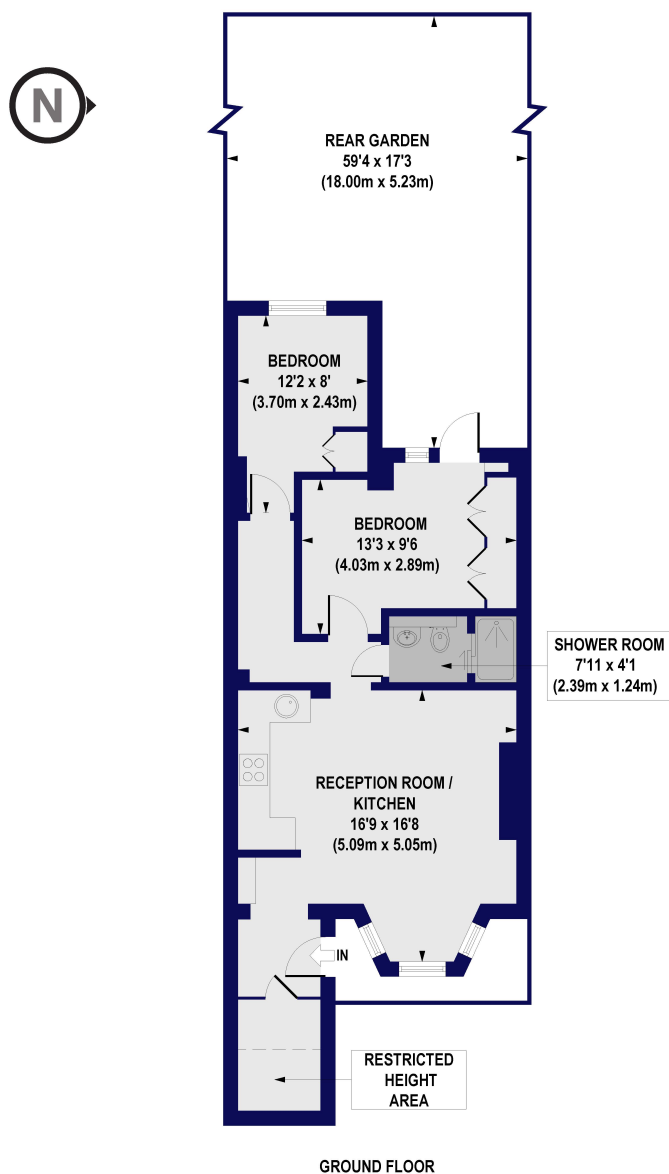


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Aberdeen Road, N5

Approx. Gross Internal Floor Area 622 sq. ft / 57.82 sq. m(Including Restricted Height Area)

Approx. Gross Internal Floor Area 587 sq. ft / 54.50 sq. m(Excluding Restricted Height Area)



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	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
70	79
England, Scotland & Wales	
EU Directive 2002/91/EC	

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