



HIGHBURY GROVE, LONDON, N5
£440,000 LEASEHOLD

A SIMPLY STUNNING ONE BEDROOM FLAT OPPOSITE Highbury Fields

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DESCRIPTION:

An amazing one bedroom apartment set across the raised ground floor of this charming Victorian building. The property boasts well-proportioned rooms which are flooded with natural light throughout. The flat has been refurbished to an incredibly high standard offering fantastic period features such as high ceilings, wooden floors, and large sash windows with bespoke shutters. Accommodation includes an open plan kitchen and living room, a bedroom with built in wardrobes and a sizeable bathroom. The flat further benefits with access to storage shed in the front communal courtyard.

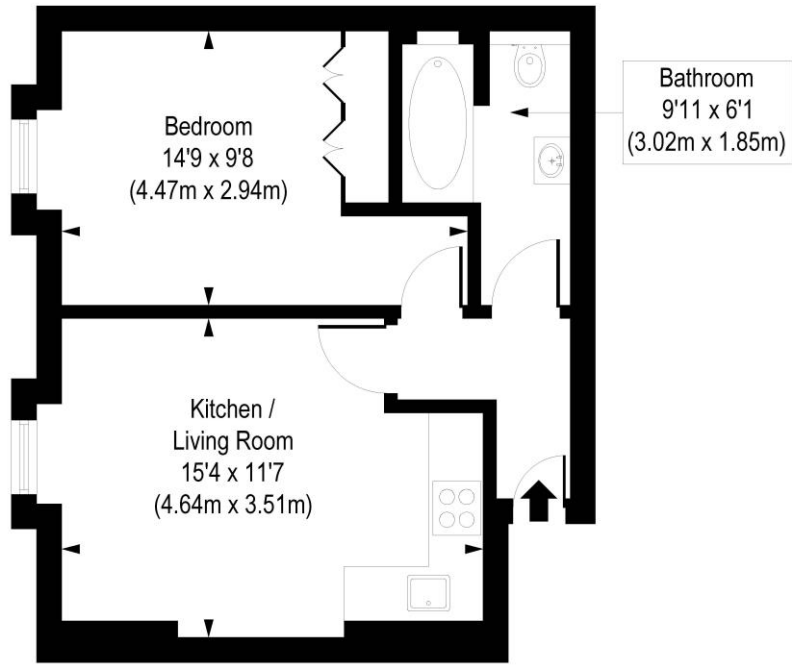
The property is located directly opposite Highbury Fields within seconds of the local delicatessens and cafes on Highbury Barn, such as Godfreys butchers, La Fromagerie, Bourne's Fishmongers and Highbury Vintners, all of which are hugely popular with locals as well as drawing those from further afield. Highbury & Islington tube station (Victorian Line & Overground) is 0.5 miles away while Arsenal tube station (Piccadilly Line) is also a short distance. A convenient bus stop is situated directly outside the property allowing for ease of access into The City and the West End.

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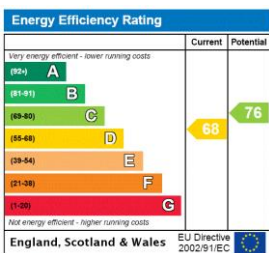
Highbury Grove, N5
 Approx. Gross Internal Floor Area 388 sq. ft / 36.04 sq. m



Raised Ground Floor

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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