



FLAT 10, MATTHEWS COURT, Highbury Grange, London, N5
£395,000 LEASEHOLD

**A LOVELY ONE BEDROOM APARTMENT ON
 THE TOP FLOOR OF THIS RED BRICK
 MANSION BLOCK IN Highbury.**

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

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DESCRIPTION:

This stunning, one-bedroom, third-floor apartment is set in an attractive red brick mansion block. The property has been tastefully decorated throughout. Accommodation comprises a spacious reception room, with a kitchen recessed to the side, offering the perfect entertaining space. The generous double bedroom is well-proportioned, while the property is completed with a contemporary, modern bathroom.

Matthews Court is set just moments from the entrance to the green spaces of Highbury Fields and the prestigious Highbury Barn. The property is close to 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.

Transport links are well serviced by Highbury & Islington station (Victoria and East London lines and Overground direct to the City) along with Arsenal underground station (Piccadilly line) both of which are only a short distance away. A wide selection of good bus routes are also on the doorstep.

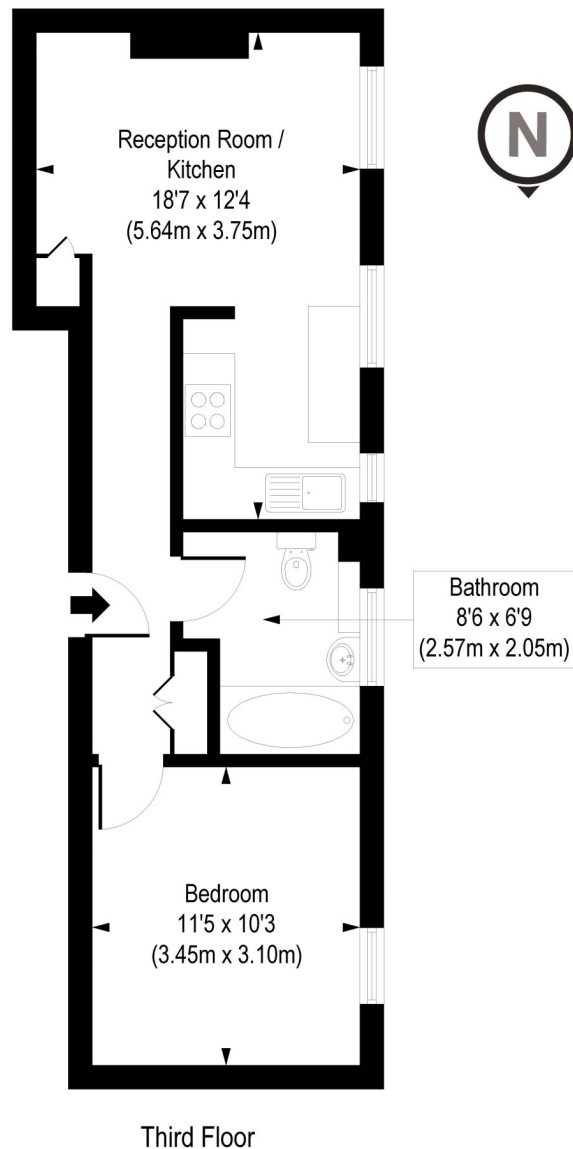
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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

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Matthews Court, Highbury Grnage, N5
 Approx. Gross Internal Floor Area 421 sq. ft / 39.15 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/HIH250437>

Tenure: Leasehold

Term: 84 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 1284 Annually (subject to increase)

Council Tax Band: C

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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