



AUBERT ROAD, HIGHBURY, N5
OFFERS OVER £730,000 SHARE OF FREEHOLD

**A TWO BEDROOM SPLIT LEVEL FLAT ON THE
SECOND AND THIRD FLOORS OF A
BEAUTIFUL PERIOD CONVERSION.**

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





DESCRIPTION:

Beautiful two-bedroom split level flat on the second and third floors of this stunning grand period conversion. The property offers a separate fitted kitchen overlooking large reception / diner. The flat boasts ample storage space throughout, both bedrooms are generous doubles whilst the top floor offers picturesque views across Highbury thanks to the large private terrace.

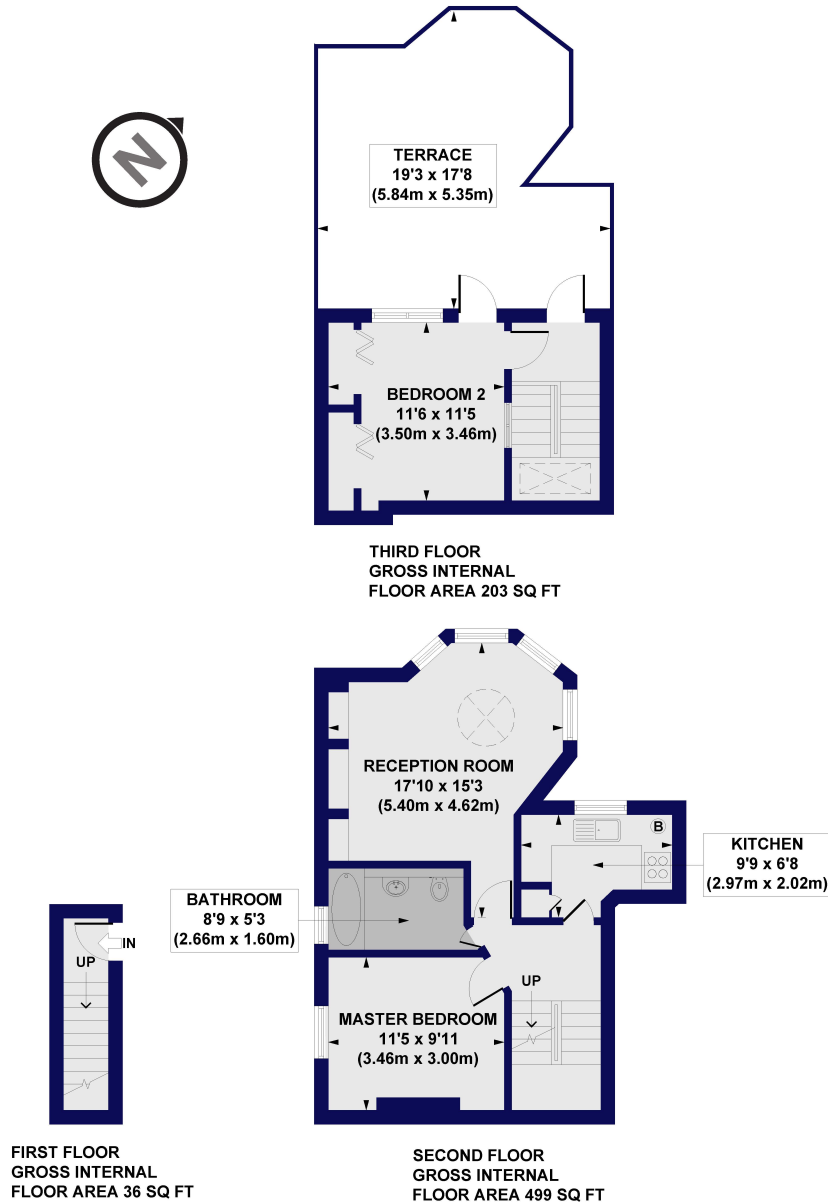
Aubert Road is set moments from Highbury Fields and the cafes and independent shops on Highbury Barn. The high street shops, bars and restaurants on Upper Street are within easy reach whilst there is also a fantastic selection of transport links. Arsenal offers the closest underground links on the Piccadilly line whilst Highbury and Islington provides the Victoria line and overground services. Easy access to Moorgate is facilitated from Drayton Park and a selection of superb bus links offer easy access across London.

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Aubert Road, N5
Approx. Gross Internal Floor Area 738 sq. ft / 68.59 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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