



STRADBROKE ROAD, LONDON, N5  
£400,000 LEASEHOLD

A BRIGHT STUDIO WITH POTENTIAL TO  
EXTEND STPP IN THE HEART OF HIGHBURY,  
N5.

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## DESCRIPTION:

A spacious, studio apartment positioned on the top floor of this handsome Victorian building in Highbury, N5. Offering wonderfully bright rooms throughout, the property would make an ideal investment or first-time purchase. Accommodation comprises of sizeable living room/bedroom towards the front of the house stretching the full width of the building. The fully equipped kitchen benefits from plentiful cupboard and worktop space while the property is completed with a modern family sized bathroom. Subject to necessary planning permission, there is the potential to fully extend into the loft creating the most stunning 2 bedroom flat.

Stradbroke Road 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 is also on the doorstep.

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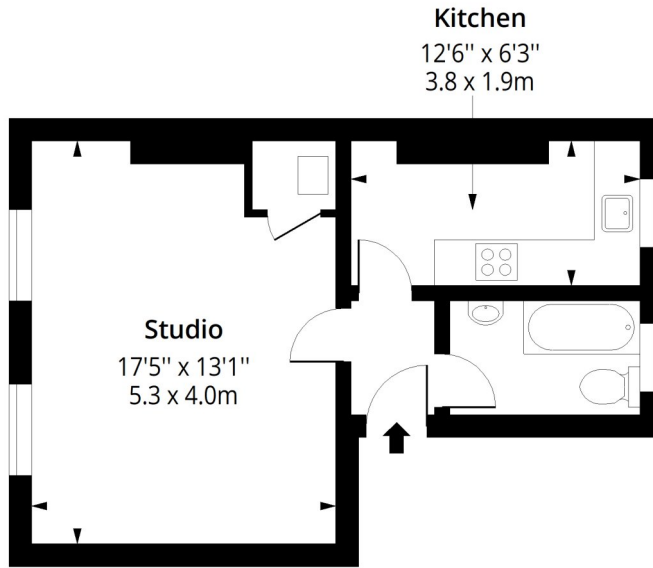




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# Stradbroke Road, N5

Approx. Gross Internal Area 383 Sq Ft - 35.58 Sq M



## Second Floor

Floor Area 383 Sq Ft - 35.58 Sq M

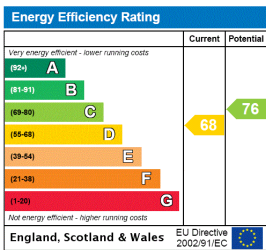


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 16/4/2024

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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