



HIGHBURY PARK, LONDON, N5
£425,000 SHARE OF FREEHOLD

A BRIGHT, ONE BEDROOM APARTMENT WITH SHARE OF FREEHOLD

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DESCRIPTION:

Stunning, one double bedroom, second floor apartment positioned in this beautiful Georgian building. Ideally tucked away on this private residential road whilst benefitting from all necessary amenities on its doorstep.

Offered to the market on a chain free basis, accommodation comprises of a wonderfully bright and spacious living room, with access to the fully fitted kitchen. Both feature wooden sash windows allowing ample light to flood the living space. A large double bedroom to the rear of the building with views overlooking the peaceful neighbouring gardens, while the property is completed with a modern bathroom.

Highbury Park is set moments from the famous green spaces of Clissold Park, Highbury Fields and the prestigious Highbury Barn. The property is seconds away from highly regarded local amenities such as Godfrey's butchers, La Fromagerie, Da Mario's delicatessen, Bournes fishmongers and Highbury Vintners, all of which are hugely popular with locals, as well as drawing those from further afield.

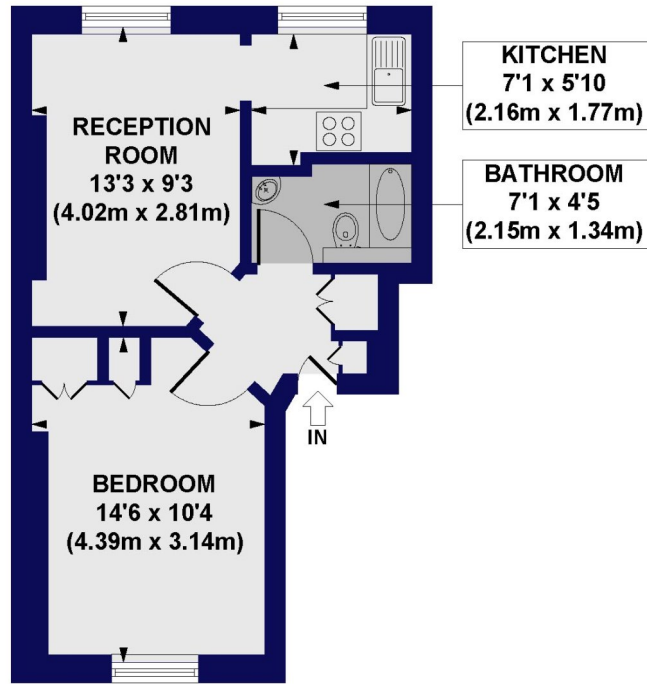
Excellent transport options include Highbury & Islington station (Victoria line & Overground) and Arsenal underground station (Piccadilly Line) along with excellent bus routes taking you into the City and West End.

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Highbury Park, N5
 Approx. Gross Internal Floor Area 384 sq. ft / 35.64 sq. m



SECOND FLOOR

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)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(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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