

LOXFORD HOUSE, Highbury Park, London, N5 £475 PER WEEK FURNISHED

THIS PROPERTY BENEFITS FROM A LARGE DOUBLE BEDROOM WITH WALK IN STORAGE, A DESIRABLE MODERNISED KITCHEN WITH OPEN PLAN RECEPTION, MODERN BATHROOM AND A LOW MAINTENANCE GARDEN.

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Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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DESCRIPTION:

This property benefits from a large double bedroom with walk in storage, a desirable modernised kitchen with open plan reception, modern bathroom and a low maintenance garden. Highbury Park is set just moments from the green spaces of Highbury Fields and the prestigious Highbury Barn. The property is moments away from the highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Meek & Wild Fishmongers and Wine Rack Vintners all of which are hugely popular with locals as well as drawing those from further afield. Transport links are well serviced by a selection of good bus routes as well Highbury & Islington station (Victoria and East London lines) along with Arsenal underground station (Piccadilly line).

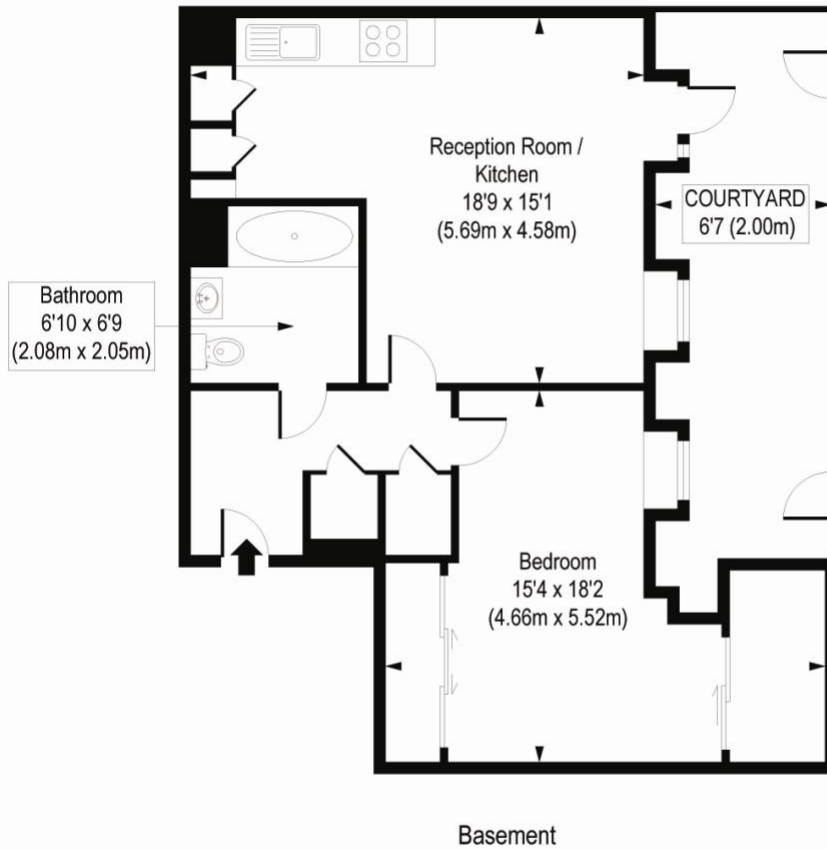
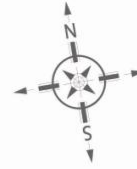
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Loxford House, N5

Approx. Gross Internal Floor Area 566 sq. ft / 52.56 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.

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

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