

# hotblack desiato

ESTATE AGENTS

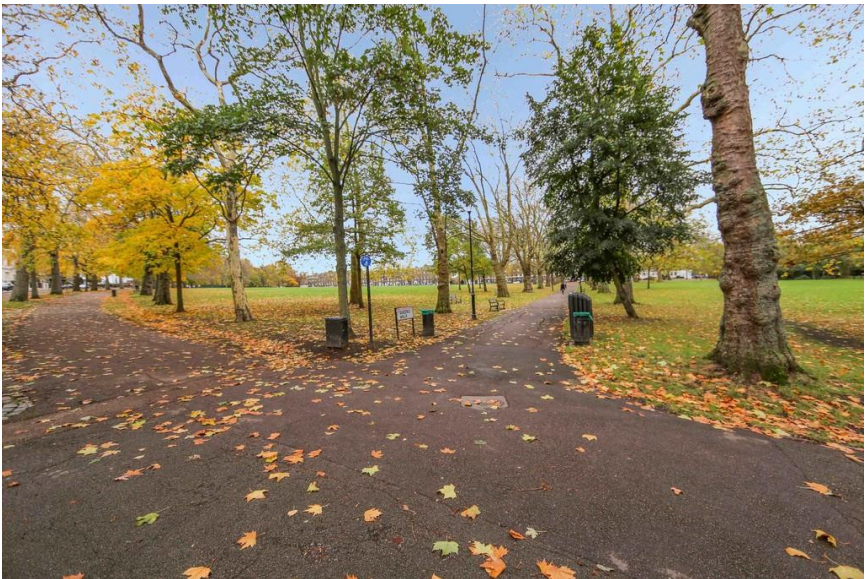
HIGHBURY CRESCENT, N5 1RT

£1,750,000

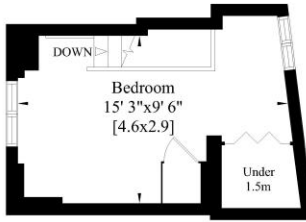


A unique opportunity has arisen to purchase this magnificent period penthouse apartment in one of London's most sought after locations. Spanning over 1600 square feet, this palatial property was the happy home of its former occupant for well over 20 years. There are magnificent views over Highbury Fields, and it is surprising just how quiet and peaceful it is among the treetops. Connections are fantastic given the tranquil setting - Highbury and Islington station is moments away giving access to Victoria, Piccadilly and Overground rail services. Modernisation is required giving the new owner a chance to put their own stamp on this notable and historic dwelling

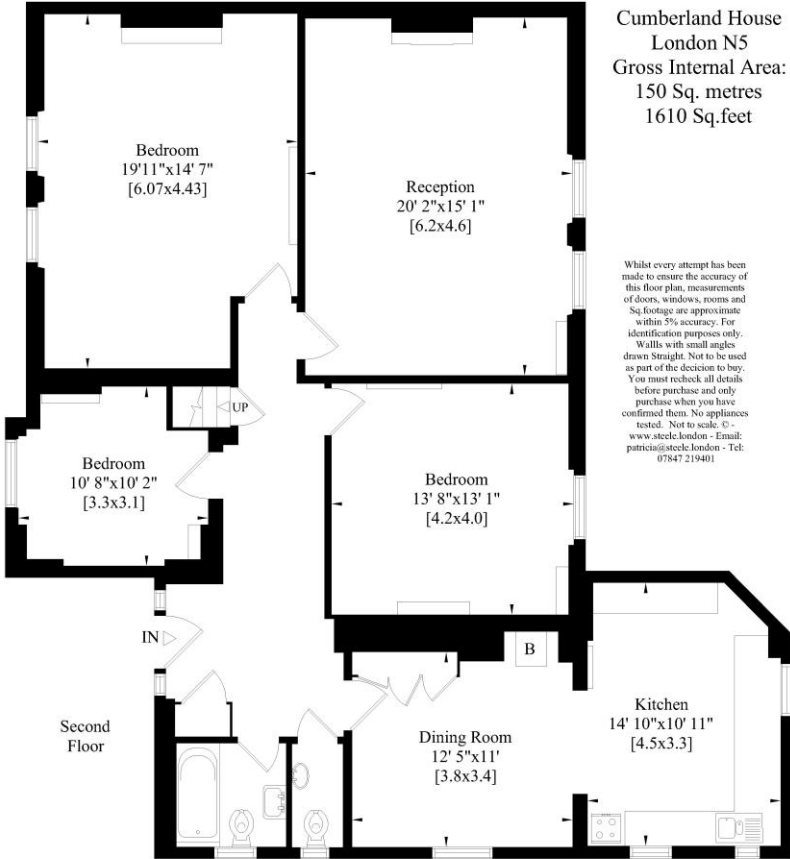
- PENTHOUSE APARTMENT
- FOUR BEDROOMS
- KITCHEN AND DINING ROOM
- SITTING ROOM
- BATHROOM
- SHARED GARDEN
- Share of Freehold
- Service Charge: £2400pa
- Ground Rent: N/A
- Council Tax: £2,252 (Band G)
- Approx. Sq Ft: 1610
- Rental Estimate: £700 Per Week



Third Floor



Cumberland House  
London N5  
Gross Internal Area:  
150 Sq. metres  
1610 Sq. feet

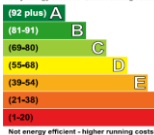


Second Floor

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of floors, windows, rooms and Sq. footage are approximate within 5% accuracy. For identification purposes only. Walls with small angles drawn Straight. Not to be used as part of the decision to buy. You must check all details before purchase and only purchase when you have confirmed them. No appliances tested. Not to scale. © www.steel.london - Email: patricia@steel.london - Tel: 07847 219401

### Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
	77
39	

## INSIDER'S GUIDE - a perspective from the present owner

Our mother moved here when she downsized from our big family home. The area has changed a lot since then, but it has always been a fantastically peaceful place, and she loved living here. What always struck us is that even though it's a flat, it was bigger than any of our first houses! It's a lovely walk to all the local shops, and so easy to get into town for the theatre and other attractions. We hope some new owners can come in and enjoy it as much as she did. Certainly when people move here, they tend to stay!



## TRANSPORT LINKS

Highbury and Islington (Victoria and Overground) is 0.1 miles away

Holloway Road (Piccadilly) is 0.5 miles away

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