

# 78 Highbury Park



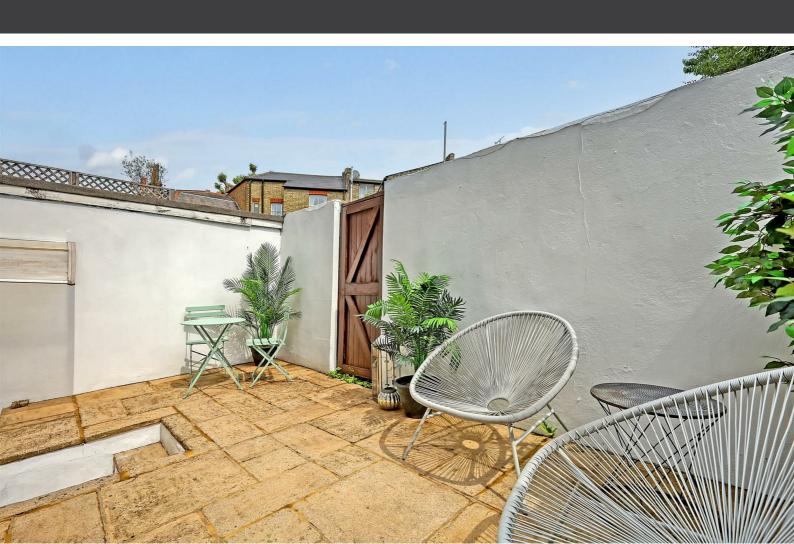


## Description

An unusually large studio flat with private garden located on sought after Highbury Park.

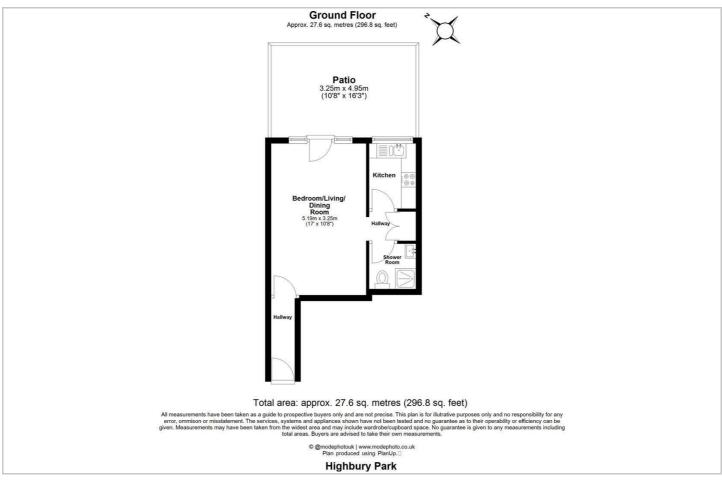
- **Ground Floor Flat**
- Private Garden
- Chain Free
- Well Located to Arsenal & Finsbury Park Stations
- Share of Freehold

- Period Conversion
- Solid Wood Flooring
- Close Proximity to Clissold Part & Highbury Fields
- Close to Highbury Barn & Local Amenities

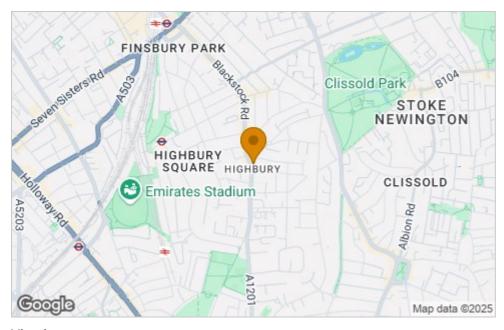








#### Area Map



#### Viewing

Please contact our James Edward Office on 020 7952 5197 if you wish to arrange a viewing appointment for this property or require further information.

### **Energy Efficiency Graph**

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80)		74	74
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		J Directiv	
F			
Environmental Impact (CO <sub>2</sub> ) F	Ratir	ng	
Environmental Impact (CO <sub>2</sub> ) F	Ratir	Current	Potential
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			Potential
Very environmentally friendly - lower CO2 emis		Current	
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Very environmentally friendly - lower CO2 emis		Current	
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Very environmentally friendly - lower CO2 emis (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (1-20)	G	Current	80

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.