



Kitchen/Lounge/Diner  
11'5" x 22'5"

Bedroom  
10'4" x 11'3"

Bathroom  
6'6" x 7'2"

Storage

Balcony  
12'1" x 5'2"

Total Area (Excluding Balcony): 46.3 m<sup>2</sup> ... 499 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			75
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## TILTMAN PLACE, HIGHBURY

Offers In Excess Of £400,000 Leasehold  
1 Bed Apartment



### Features:

- One Bedroom Apartment
- Beautiful Development
- First Floor
- South West Facing Balcony
- Concierge Service

A gorgeous one bedroom apartment, on the first floor of a striking modern development in Highbury. Impeccably finished throughout, with a south west facing balcony and 24/7 concierge, it's a perfect pad in a covetable Zone 2 location.

Your new home sits within a beautiful development, designed and planned to perfection. You'll enjoy the wide open communal spaces with thoughtfully planted greenery, and the elegant use of brick recalls the iconic Barbican building.

REQUEST A VIEWING  
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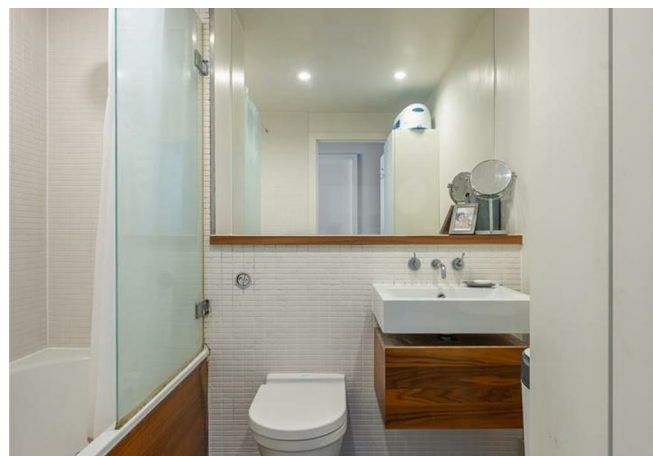
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IF YOU LIVED HERE...

Head up to the first floor and find yourself in your welcoming hallway, with warm wood style engineered flooring underfoot. On the right you'll notice handy built in storage. To the left is your fantastic kitchen, diner and lounge, a splendid space of over 260 square foot. Your matte white kitchen units sit neatly against one wall, leaving the rest for relaxing and entertaining. A sliding door takes you out onto your sixty five square foot balcony, with its peaceful view centred on a row of mature trees.

Directly across your hallway is your bathroom. In keeping with the rest of the apartment, it's simply and stylishly finished. A rainfall shower sits above the wood panelled tub, and there's a large mirror over the concealed cistern WC and floating vanity sink. Dark grey tiling underfoot contrasts with bright white splashbacks. At the end of your hallway you'll find your bedroom to the front. This has its own bespoke wardrobe to one corner, and 120 square feet of space. Soft neutral carpet lies underfoot in this serene room.

You're tucked away in a remarkably quiet spot moments that's nonetheless mere moments from Seven Sisters Road. It's just seven minutes on foot to Finsbury Park station for the Victoria Line, taking barely five minutes to whisk you to Kings Cross, and under a quarter of an hour to Victoria. At home, everything you need is close at hand from fitness facilities and venues to supermarkets and restaurants. The wide open greenery of Finsbury Park itself is half a mile away.

WHAT ELSE?

- The highly rated Work + Play co-working space is just around the corner, where you can become part of a thriving community and take advantage of revitalising yoga classes.
- Treat yourself to a mouthwatering farm-to-table meal or just grab a superb coffee and fresh pastry from the Big Jo café, four minutes from you.
- Your new local is The Bedford Tavern, a handsomely revamped corner pub with a fantastic selection of craft beers.



A WORD FROM THE OWNER...

"We are delighted to share our experiences of living in this wonderful flat, a place we've called home for the past 8 years. Our journey began in this very block, on the same floor, where we rented for three years before moving into our current flat because of how much we loved living in Tiltman Place. This flat has been more than just a home to us. It's a place filled with warmth, comfort, and an abundance of natural light that breathes life into every corner. The large windows invite the sun in, creating a bright and cheerful atmosphere. But what sets this flat apart is the view. It boasts, we feel, the best view of the entire development. We've been lucky over the past 11 years to have had the same great caretaker of the building who along with the night caretakers are very welcoming. Just 7 minutes walk from Finsbury Park station has been so convenient for us getting into central London on the Victoria and Piccadilly lines. Needless to say living here has been an absolute joy, and we hope that the next residents will cherish this flat as much as we have."

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