



Aberdeen Road, London, N5

- Period conversion
- Share of freehold
- Close to local amenities
- Close to transport links
- Two bedrooms
- Split level
- No-through road
- Close to Highbury Fields

Price £875,000



Aberdeen Road, London, N5

DESCRIPTION

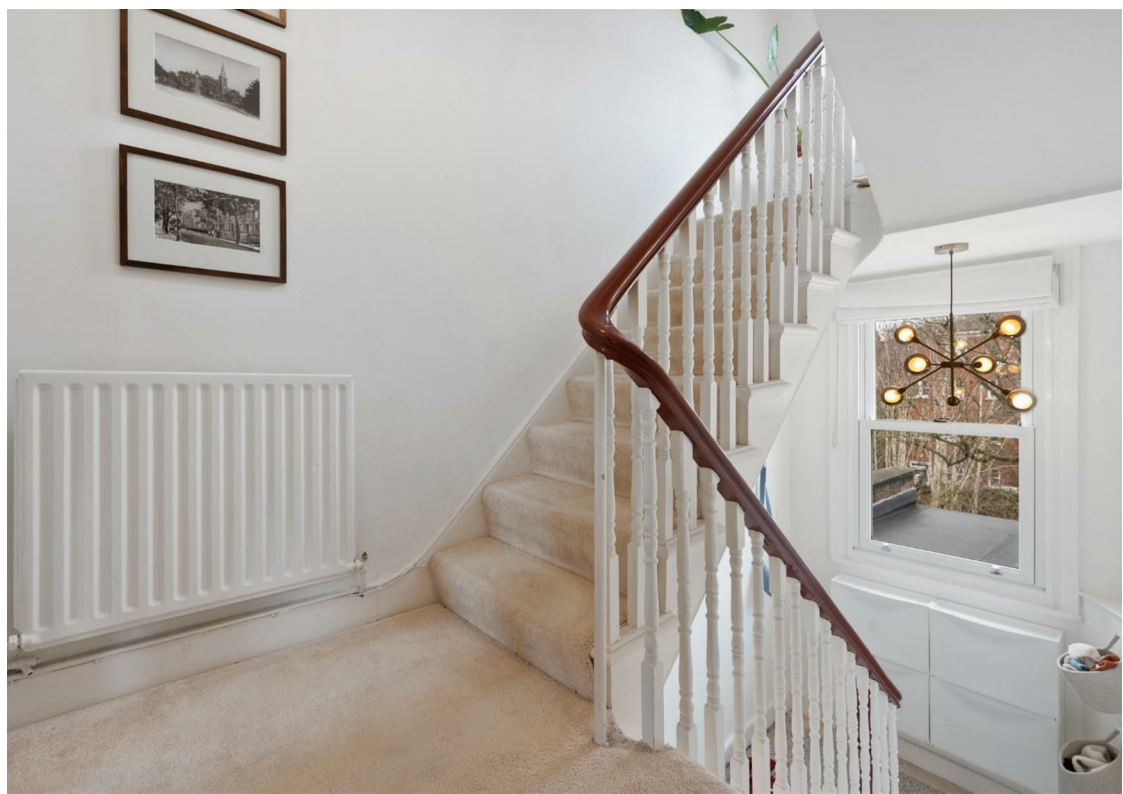
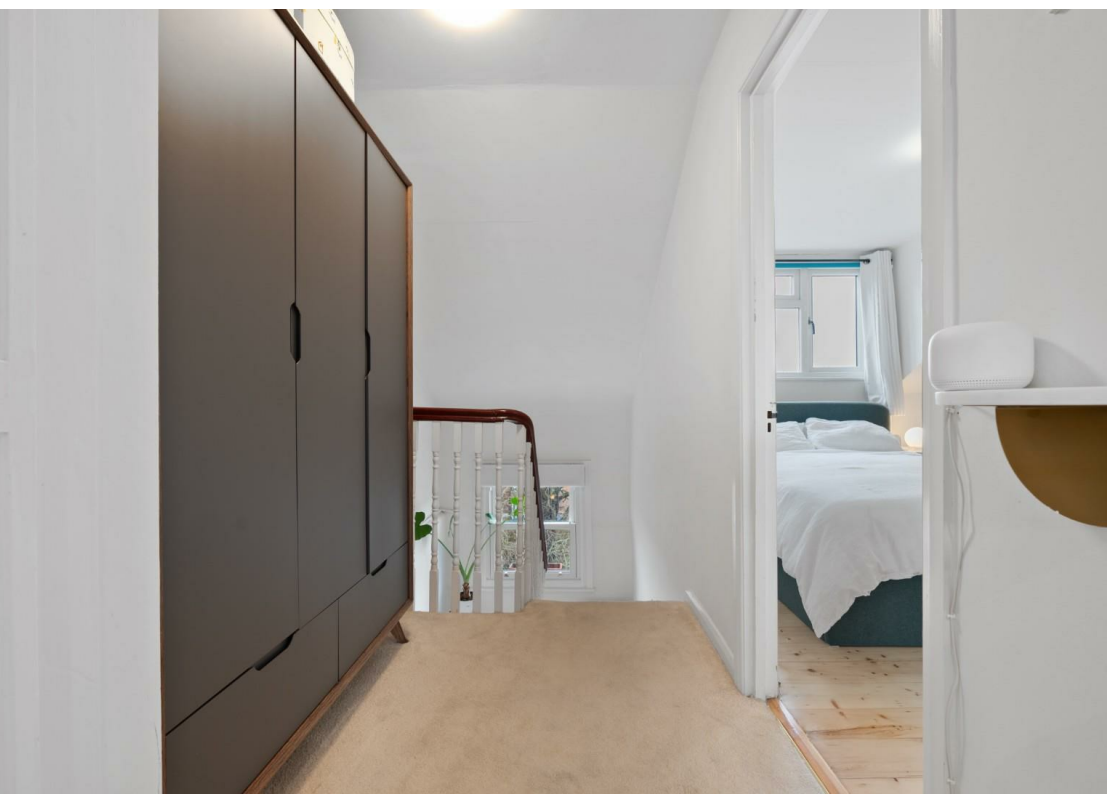
This rarely available two-bedroom, split-level period conversion is set on one of Highbury's most sought-after streets, offering over 935 sq. ft. (87 sqm.) of beautifully designed living space.

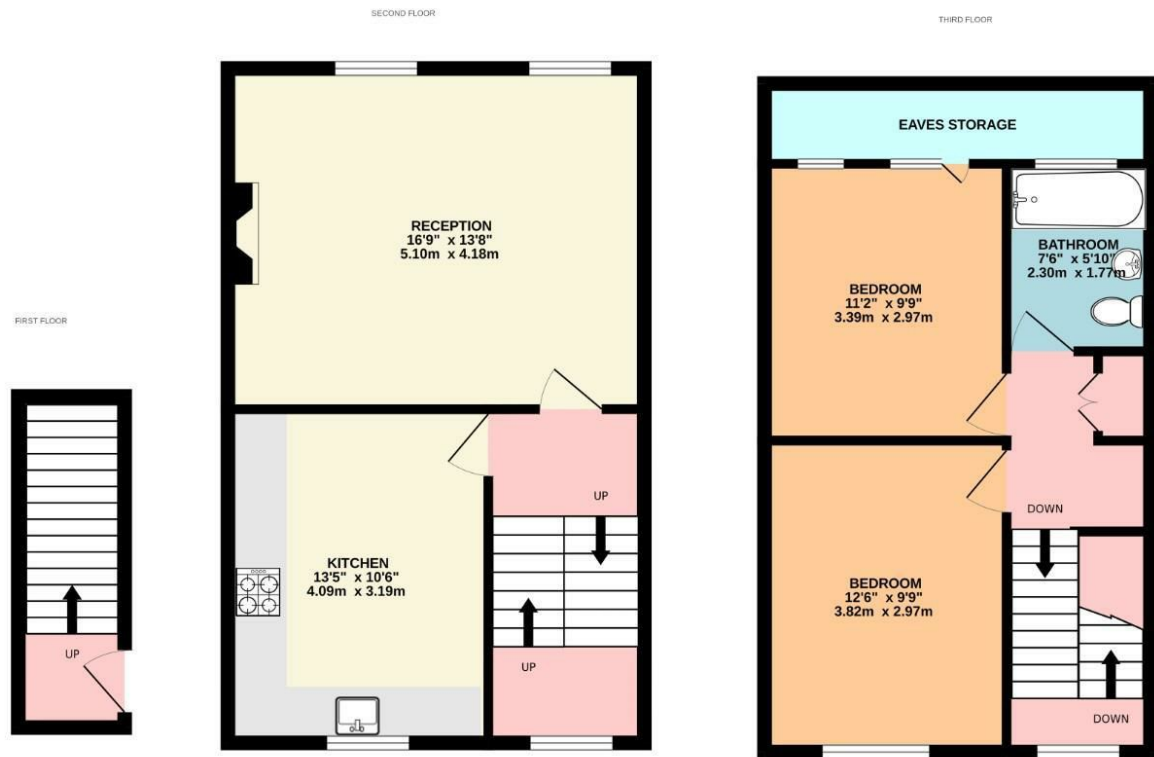
Occupying the top two floors (second and third) of a charming period building, the property is available for viewing by appointment only. On the second floor, you'll find a spacious reception room with sash windows and a feature fireplace at the front, while at the rear, a separate, modern kitchen/dining room provides an ideal space for both cooking and entertaining. Upstairs, the third floor includes a master bedroom, a further double guest bedroom (with eaves storage), a contemporary family bathroom, and ample storage throughout. The property is sold with a share of freehold.

Aberdeen Road is a tranquil, tree-lined street just a short walk from the vibrant neighborhoods of Islington, Highbury, Newington Green, and Stoke Newington. These areas boast a wide variety of shops, bars, restaurants, and cafés, as well as easy access to local schools and lush green spaces like Highbury Fields, Newington Green, and Clissold Park.

Transport links are excellent, with Canonbury Station (Overground), Highbury & Islington Station (Great Northern & Victoria Lines), Drayton Park (Great Northern), Arsenal Station (Piccadilly Line), and numerous bus routes offering fast access to both The City and West End.







TOTAL FLOOR AREA : 937sq.ft. (87.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Viewings

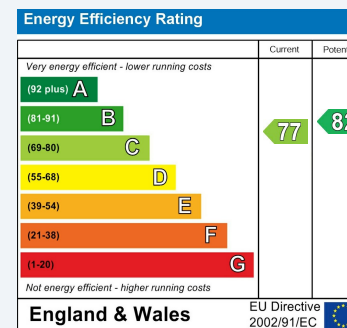
Please contact hunters.stokenewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.