



Framfield Road

Highbury, N5

Asking Price £625,000

A beautifully refurbished 1 double bedroom garden flat converted across the ground floor of an imposing Victorian bay fronted house, within this quiet enclave located only moments from the greenery of Highbury Fields.



Framfield Road

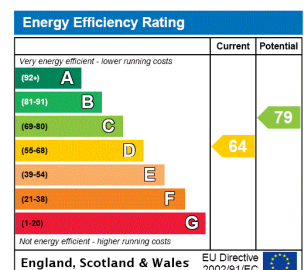
Highbury, N5

- Beautifully refurbished 1 double bedroom garden flat
- Reception room and separate kitchen
- Sole use of private garden
- Superb access to the greenery & amenities of Highbury Fields
- Highbury & Islington station (National Rail & Victoria Line) and Drayton Park station



A spacious and beautifully refurbished 1 double bedroom garden flat converted across the ground floor of this imposing bay fronted Victorian mid terraced house, set within this quiet enclave to the West of Highbury Fields. Accommodation comprises beautiful reception room to the front incorporating the bay window, with ornate fireplace and ceiling cornice, separate kitchen, also with fireplace and double doors opening to the conservatory, which in turn provides access out to the private garden. The flat is well served for storage. The bedroom is located to the rear with the shower room accessed off. Situated in the Highbury Fields conservation area, the garden flat offers superb access to the community focal point of the shops at Highbury Barn which includes Godfreys Butchers, La Fromagerie, Da'Mario Italian Delicatessen and a fishmongers, along with the greenery and amenities of Highbury Fields (gym, tennis courts, etc). Transport can be found locally at Highbury & Islington station (National Rail & Victoria Line), Drayton Park station, along with Arsenal Underground (Piccadilly Line), Canonbury Station (London Overground), with a number of bus routes running along Highbury Grove. The delights of Trullo & Prawn On The Lawn, by Highbury Corner, offer superb local dining.

Tenure: Share of Freehold 124 years 7 months
Service Charge: £2350 This covers buildings insurance
Ground Rent: £0
Local Authority: Islington Council
Council Tax Band: F

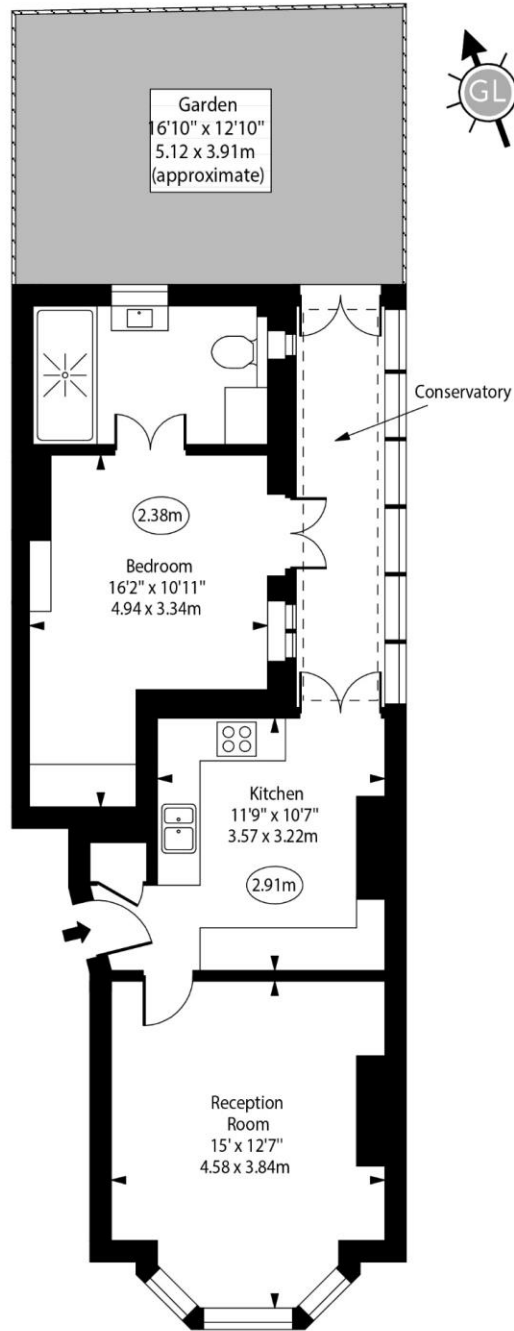


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Framfield Road,
Highbury, N5

○ - Ceiling Height



Ground Floor

Approx Gross Internal Area 655 Sq Ft - 60.85 Sq M

For Illustration Purposes Only - Not To Scale
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