



Highbury Park

Highbury, N5

Asking Price £800,000

A well-proportioned 2 bedroom apartment located on the lower ground floor of an imposing Grade II listed Georgian conversion further benefiting from a large private garden.

CHESTERTONS



Highbury Park

Highbury, N5

- 2 bedrooms
- 2 bathrooms
- Separate kitchen
- Private garden
- Grade II listed



A well-proportioned 2 bedroom apartment located on the lower ground floor of an imposing Grade II listed Georgian conversion further benefiting from a large private garden. The property is well-presented comprising; large master bedroom at the front with copious amounts of built in wardrobes; the galley kitchen is modern with plenty of cupboard and counter space; the second bedroom is perfect as a home office/guest room and benefits from an en-suite shower room; the living room is bright and generously sized leading on to the large landscaped garden. Situated within the beautiful white stucco fronted terrace, set back from Highbury Park, the property is within close proximity of the focal point of the community at Highbury Barn with shops including Godfreys Butchers, La Fromagerie, Da'Mario Italian Delicatessen and a fishmongers. The property benefits from excellent transport links: it is moments from Drayton Park (National Rail) with trains to both Kings Cross & Moorgate giving superb frequent access to the City, and to Arsenal (Piccadilly Line). It is a short walk to Highbury & Islington Station (National Rail, Overground and Victoria Line) with further transport at Canonbury (Overground towards Canary Wharf).

Tenure: Share of Freehold 90 years 5 months

Service Charge: £524 This is the annual contribution towards the service charge. Additional expenditure is split evenly between all 4 flats.

Ground Rent: £0

Local Authority: Islington Council

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Islington Sales

327-329 Upper Street

Islington

London

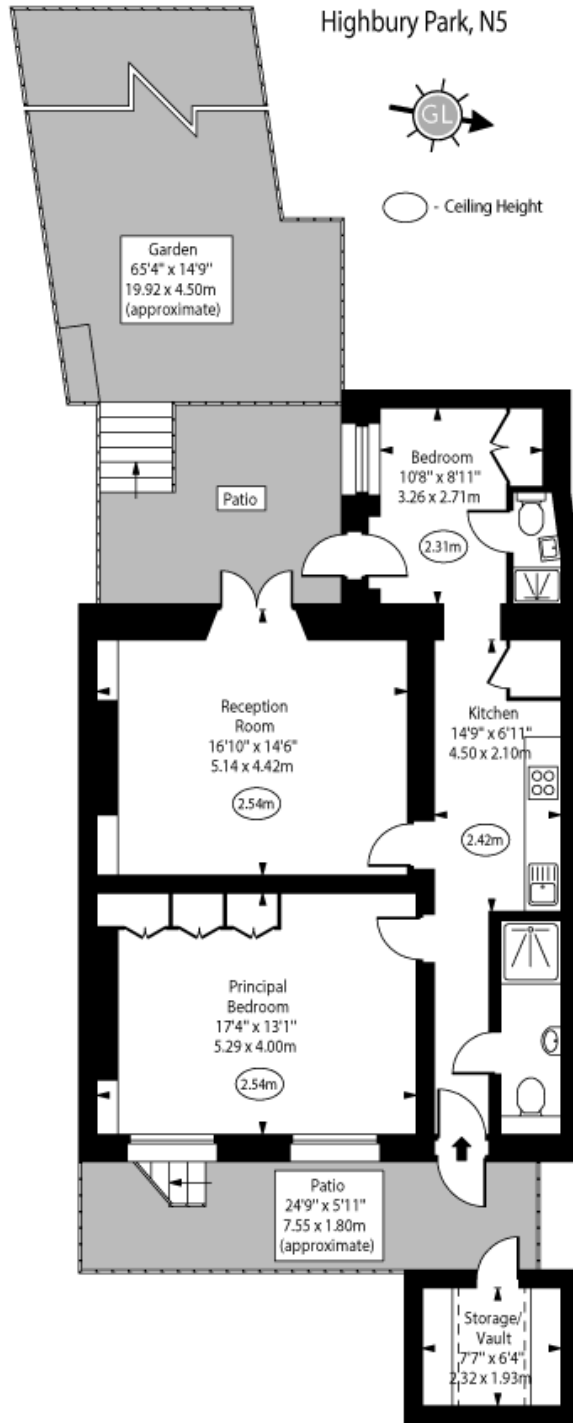
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Lower Ground Floor

Approx Gross Internal Area 812 Sq Ft - 75.43 Sq M
(Excluding Storage/ Vault)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
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