



# Sotheby Road

London, N5

Asking Price £550,000

A bright and spacious two double bedroom apartment located on the second floor of a stunning late Victorian, red brick property situated on a sought after residential street only moments from Highbury Barn.



# Sotheby Road

## London, N5

- 2 double bedrooms
- Second Floor
- Impressive late Victorian conversion
- Moments from Highbury Barn
- Share of Freehold





A bright and spacious two double bedroom apartment located on the second floor of a stunning late Victorian, red brick property situated on a sought after residential street only moments from Highbury Barn. The property is well-presented comprising a generously sized master bedroom with built in wardrobes; second double bedroom located to the rear of the property; master bathroom with bath and overhead shower; open-plan kitchen living area at the front of the property with modern kitchen with built in appliances. Sotheby Road sits right in the very heart of Highbury within the Sotheby Road conservation area, supremely well placed for the greenery and amenities of Highbury Fields, Clissold Park and the shops of Highbury Barn including the renowned Godfreys butchers, Bournes fishmongers and Da Marios delicatessen. Transport can be found locally at Arsenal (Piccadilly line), Highbury & Islington (National Rail and Victoria line) as well as Canonbury (London Overground), with a number of bus routes running along Highbury Park.

**Tenure:** Share of Freehold 107 years 1 months

**Service Charge:** £293 This is the contribution towards the service charge, additional costs are split equally between the 3 flats.

**Ground Rent:** £0

**Local Authority:** Islington

**Council Tax Band:** D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	63
(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

N1 2XQ

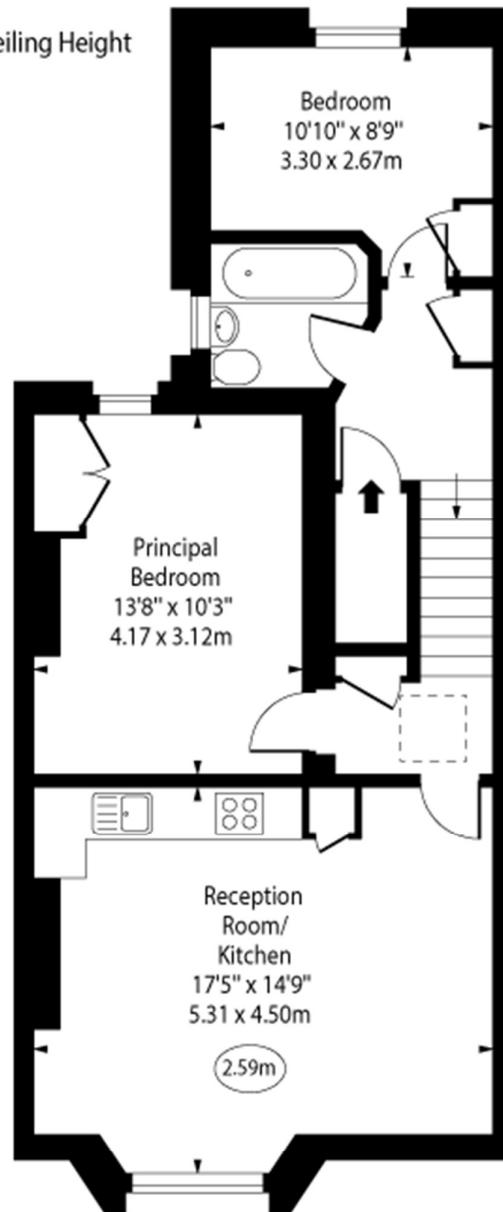
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## Sotheby Road, N5

○ - Ceiling Height



Second Floor

Approx Gross Internal Area      614 Sq Ft - 57.04 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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