



# Highbury Grove

Highbury, N5

Asking Price £800,000

A spacious 2 double bedroom apartment located on the ground floor offering modern living within an imposing Victorian conversion, moments from Highbury Fields.



# Highbury Grove

## Highbury, N5

- 2 double bedrooms
- 2 bathrooms and additional WC
- Private courtyard
- Private entrance
- Moments from Highbury fields and the amenities of Highbury Barn.





A spacious 2 double bedroom apartment located on the ground floor offering modern living within an imposing Victorian conversion, moments from Highbury Fields. The property is well-proportioned comprising; 2 double bedrooms with the master bedroom benefitting from a modern en-suite bathroom with bath and overhead shower and leading on to the private courtyard and the second bedroom benefitting from an en-suite shower room; there is an additional WC located from the hallway; the impressive open-plan kitchen/living space offers versatile living with a modern kitchen and plenty of space for furniture with bi-folding doors leading on the private courtyard space perfect for entertaining in the summer months. Highbury Grove is supremely well placed for the greenery and amenities of Highbury Fields (tennis courts, gym, etc), the shops of Highbury Barn including the renowned Godfreys butchers, fishmongers and Da Marios delicatessen. The property boasts great transport links, with Highbury and Islington (Victoria, Overground and National Rail) a short walk through Highbury fields, there is also Arsenal station (Picadilly) Canonbury station (Overground) as well as a number of bus routes. The renowned Westerns Laundry, Primeur, Salteen & Michelin listed Farang are superb local eateries.

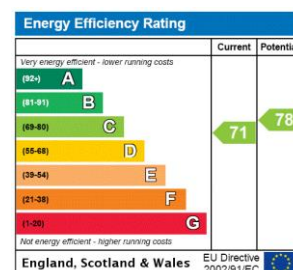
**Tenure:** Leasehold 115 years 10 months

**Service Charge:** £894.45

**Ground Rent:** £250

**Local Authority:** Islington Council

**Council Tax Band:** D



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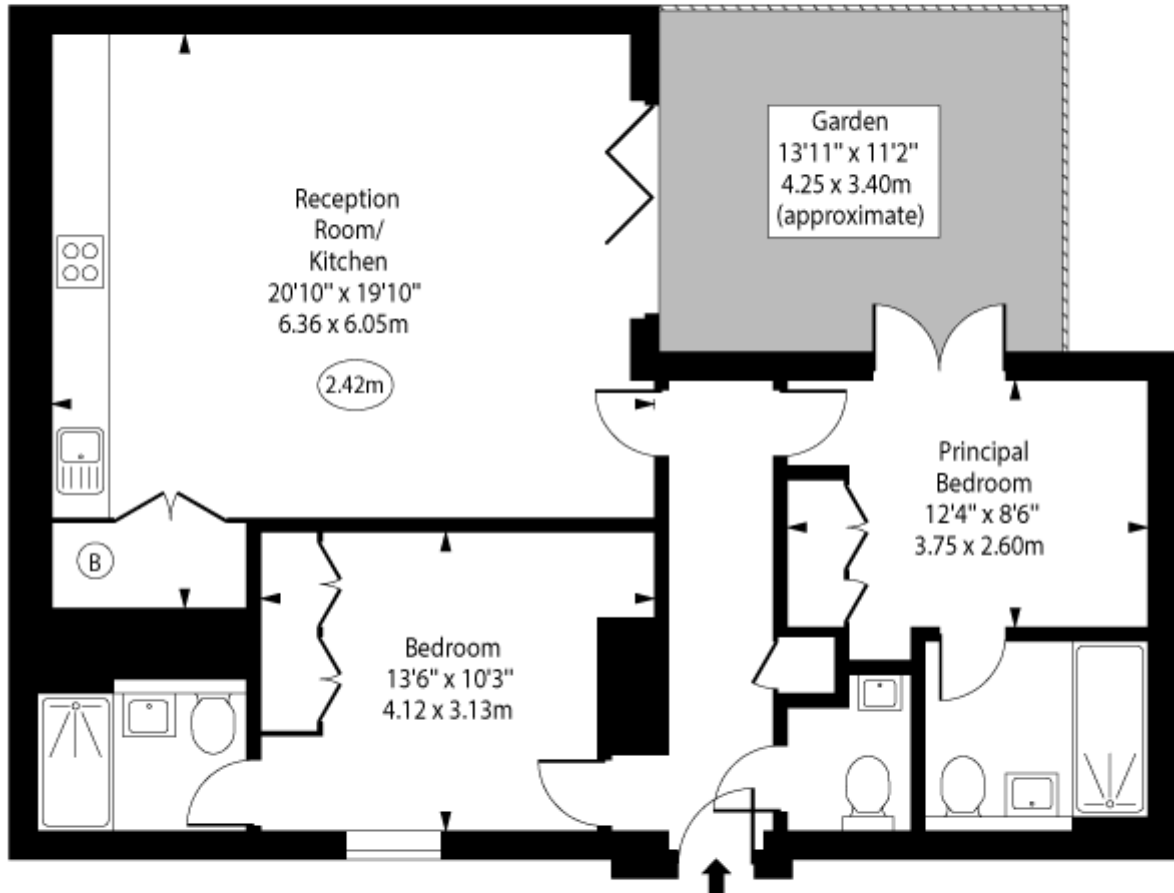
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Highbury Grove,  
Highbury,  
Islington, N5



○ - Ceiling Height



Ground Floor

Approx Gross Internal Area      840 Sq Ft - 78.04 Sq M

For Illustration Purposes Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
 Ref. No. 026772J