



Highbury Grove

Highbury, N5

Asking Price £450,000

A fantastic opportunity to acquire a unique semi-detached bungalow located behind Highbury Grove and offering tranquil, quiet living within a desirable area.

CHESTERTONS



Highbury Grove

Highbury, N5

- Unique opportunity to acquire a semi-detached bungalow
- Located in the grounds of a grand Victorian property
- Quiet and tranquil
- Moments from Highbury fields
- Short walk from Highbury & Islington station



A fantastic opportunity to acquire a unique semi-detached bungalow located behind Highbury Grove and offering tranquil, quite living within a desirable area. The property is bright and well-proportioned comprising; modern bespoke kitchen with plenty of cupboard and worktop space; the living space is generously sized comfortably fitting living and dining furniture; the bedroom leads on to the modern shower room. Located in the rear grounds of grand Victorian property, the bungalow is peaceful and secure with gorgeous surroundings. 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 971 years 6 months

Service Charge: £1423.56

Ground Rent: £0

Local Authority: Islington Council

Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(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

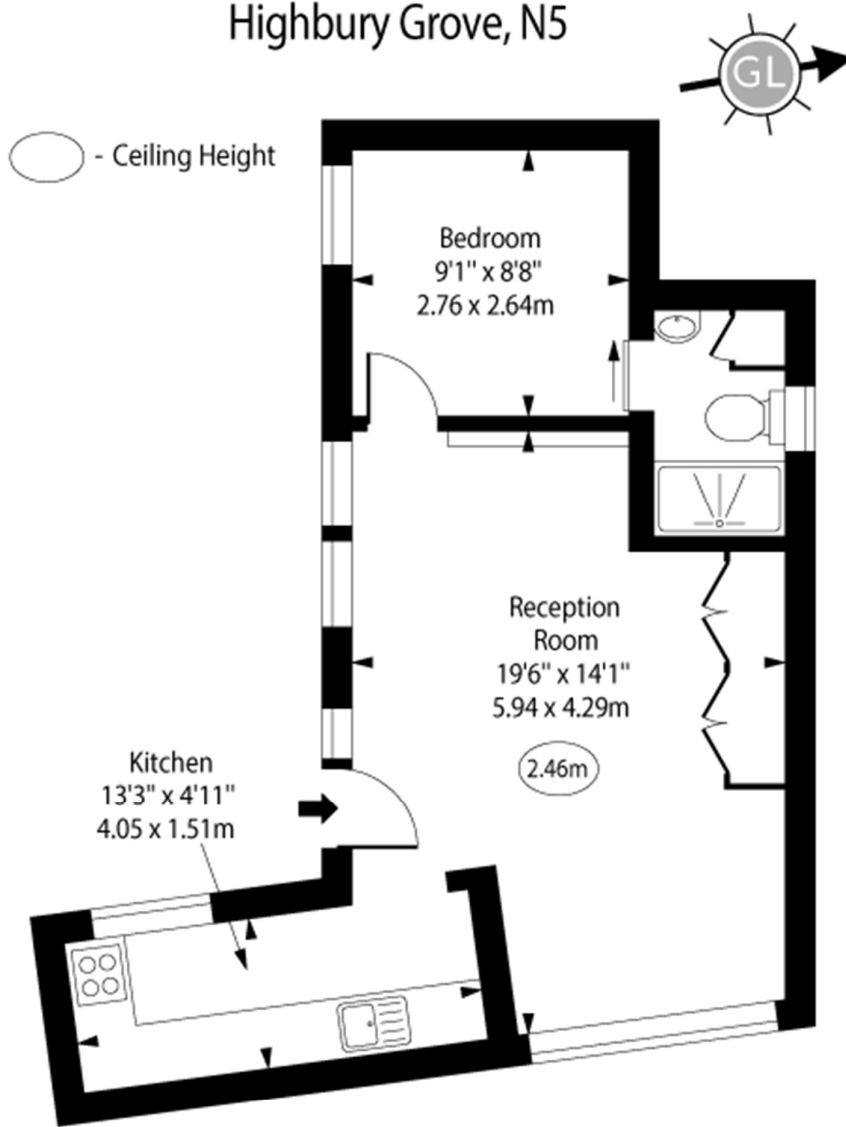
N1 2XQ

islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

Bungalow One, Highbury Grove, N5



Ground Floor

Approx Gross Internal Area 423 Sq Ft - 39.30 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 026915J

