



Belmont Court

Highbury New Park, N5

Asking Price £850,000

A well-presented two double bedroom apartment with roof terrace occupying a corner position on the first floor of a sought after development, well located for access to Highbury Barn & Clissold Park.



Belmont Court

Highbury New Park, N5

- Two double bedrooms
- First floor
- Corner position
- Private roof terrace
- Communal gardens
- Superbly located for access to Highbury Barn & Clissold Park



A well-presented two double bedroom apartment with roof terrace occupying a corner position on the first floor of a sought after development, well located for access to Highbury Barn & Clissold Park. Accommodation is generously proportioned comprising; two double bedrooms, family bathroom suite and a vast reception/dining room which leads to the separate kitchen as well as the impressive private roof terrace. Belmont Court is conveniently located on Highbury New Park, a charming road running north from Grosvenor Avenue and adjoining Green Lanes, by Clissold Park. The property affords convenient access to the greenery and amenities of nearby Clissold Park, along with renowned shops at Highbury Barn, which include Godfreys Butchers, Da' Mario delicatessen, la Fromagerie and the fish mongers. Transport can be found at both Canonbury Station (London Overground) and Highbury & Islington station (National Rail & Victoria line) with links through to the West End, City & Canary Wharf. There are excellent bus services from both Green Lanes and Highbury Barn to the City and to Highbury & Islington Station (which is also in walking distance).

Tenure: Share of Freehold 993 years

Service Charge: £4100

Ground Rent: £0

Local Authority: Islington

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	74	82
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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

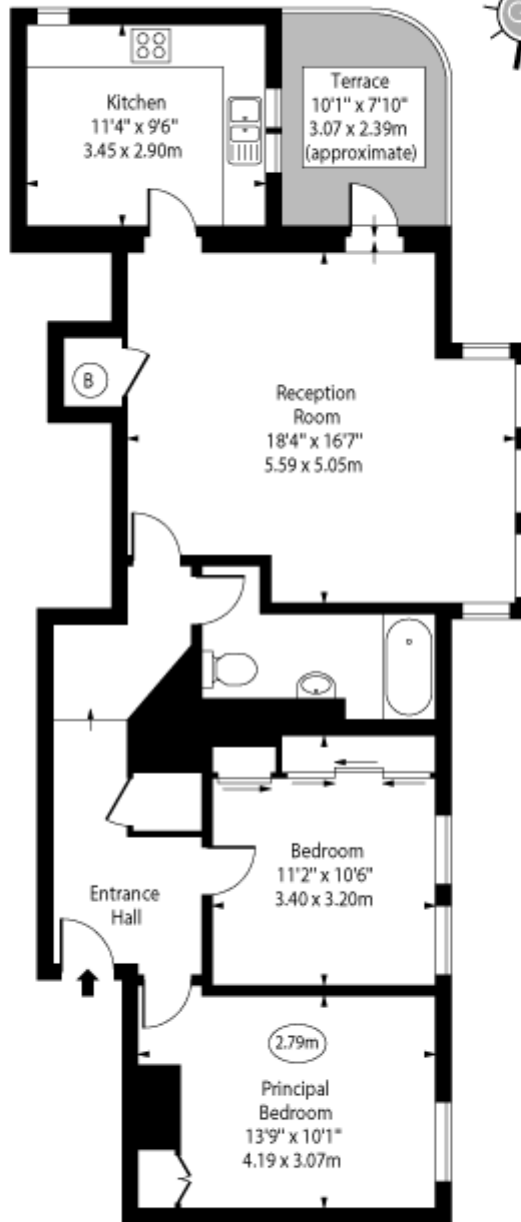
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Belmont Court,
Highbury New Park, N5

○ - Ceiling Height



First Floor

Approx Gross Internal Area 867 Sq Ft - 80.54 Sq M

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