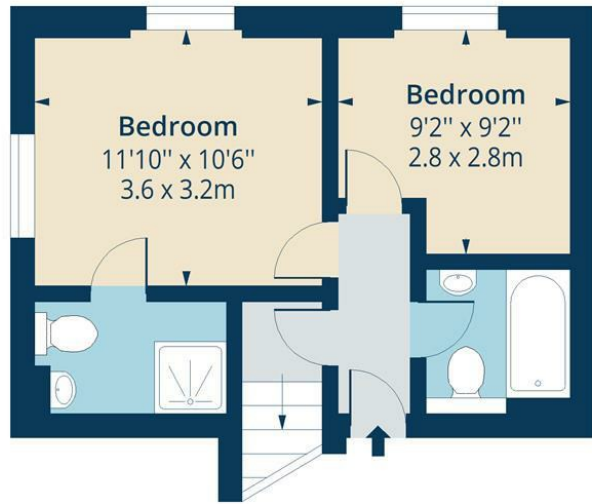


**Highbury Grove, N5**  
Approx. Gross Internal Area 745 Sq Ft - 69.21 Sq M



**Second Floor**  
Floor Area 357 Sq Ft - 33.17 Sq M



**Third Floor**  
Floor Area 388 Sq Ft - 36.05 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 21/2/2024

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



While we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you. Particularly if contemplating traveling some distance to view the property. All room sizes have been measured with an electronic sonic tape, the accuracy of which cannot be guaranteed. You are advised to make your own checks before contemplating a purchase, especially if an exact measurement is of particular importance to you.



**Highbury Grove, N5**



**£625,000 Leasehold**

A superb two bedroom split level flat arranged over the second and third floors of this period four storey Victorian house. The property boasts well proportioned rooms which are flooded with natural light throughout and two bathrooms, one being an en suite. This unique apartment has been maintained to an excellent standard and benefits from modern fixture and fittings as well wooden floors, and large sash windows. Accommodation includes an open plan kitchen and living room, two bedrooms and a sizeable bathroom. The flat further benefits with access to communal storage shed in the shared front communal courtyard.

The property is located directly opposite Highbury Fields within seconds of the local delicatessens and cafes on Highbury Barn, such as Godfreys butchers, La Fromagerie, Bourne's Fishmongers and Highbury Vintners, all of which are hugely popular with locals as well as drawing those from further afield. Highbury & Islington tube station (Victorian Line & Overground) is 0.5 miles away while Arsenal tube station (Piccadilly Line) is also a short distance. A convenient bus stop is situated directly outside the property allowing for ease of access into The City and the West End.

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- TWO BEDROOMS
- TWO BATHROOMS
- MOMENTS FROM LOCAL SHOPS AND RESTAURANTS
- SPLIT LEVEL

- OPPOSITE Highbury Fields
- 745 SQUARE FEET
- NO ONWARD CHAIN
- VERY BRIGHT

