

Seaforth Crescent, Highbury, N5 2BZ

£895,000



Beautifully presented two bedroom terraced house, n

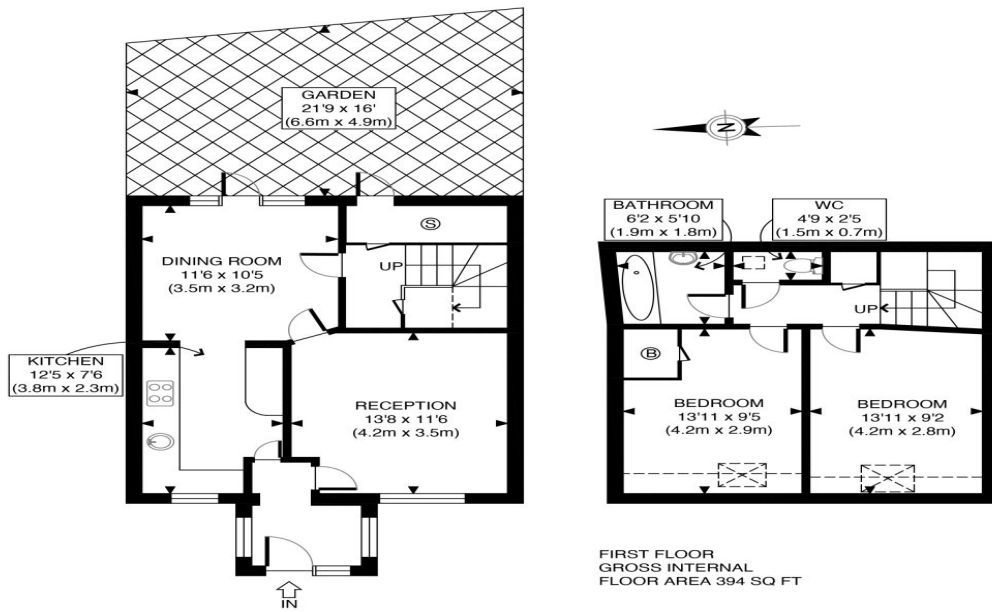
*Freehold Property * Beautifully presented two bedroom terraced house, set on this tranquil cul de sac nestled off tree-lined Highbury New Park. Set over two floors, this stunning property offers a great deal of space throughout and is a perfect home for anyone, who works from home but also has excellent transport links nearby. With 906 sq ft of internal space, the property comprises of two modern bedrooms on the upper floor, two decent sized reception rooms which are interconnected to a partially open plan kitchen that is fully equipped with modern appliances. The house also benefits from a modern main bathroom suite as well as an additional guest rest room. Leading out from the rear reception room is a large patio garden which offers a great deal of sunlight throughout the day.

Situated a short walk from specialist shops in Highbury Barn with green spaces provided by Highbury Fields, and Clissold Park. Also perfectly located for the shops and amenities of nearby Upper Street as well as Newington Green, whilst Cannonbury Overground station and Highbury & Islington Station are also within easy reach.

Chain free / Properties on this street rarely come on the market

Key features:

- Terraced House
- Freehold Property
- Two Bedrooms
- Two Receptions
- Private Patio Garden
- No Chain



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 512 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 394 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA 906 SQ FT / 84 SQM</p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>Seaforth Crescent</p>	
	<p>date</p>	<p>23/11/23</p>
		<p>photoplan </p>

Energy Efficiency Rating and Environmental Impact (CO2) Rating

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87
69-80	C		
55-68	D	58	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environment impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

Council Tax Band

Band: D

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