



Sotheby Road, N5 2UR

Guide Price £1,100,000
Share of Freehold



Sotheby Road

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An exceptional two/three bedroom garden apartment on one of Highbury's most sought-after roads. The property is arranged over the ground & lower floors and comprises a stunning double reception with high ceilings, stained glass windows, a stunning period fireplace & bespoke shelving units, ground floor WC, and a well-equipped kitchen leading out to the beautifully landscaped garden. The lower ground floor offers two spacious bedrooms, both with their own en-suite bathrooms. The Master bedroom is incredibly spacious and has a stunning glass extension, with garden access, perfect for a peaceful study area. Off of the Master bedroom, is another spacious room with plenty of light, offering the perfect opportunity for a nursery or workspace. Sotheby Road is enviably positioned for Highbury Barn & Fields & well connected for the City & West End, via a short walk to either Arsenal or Highbury & Islington stations.

- Two Bedroom plus Nursery/Study
- South Facing Private Garden
- 1277sqft/118.6sqm
- EPC Rating C
- Two Bathrooms plus WC
- Sought after Highbury Location
- Excellent Transport Links
- Quiet & Peaceful Road

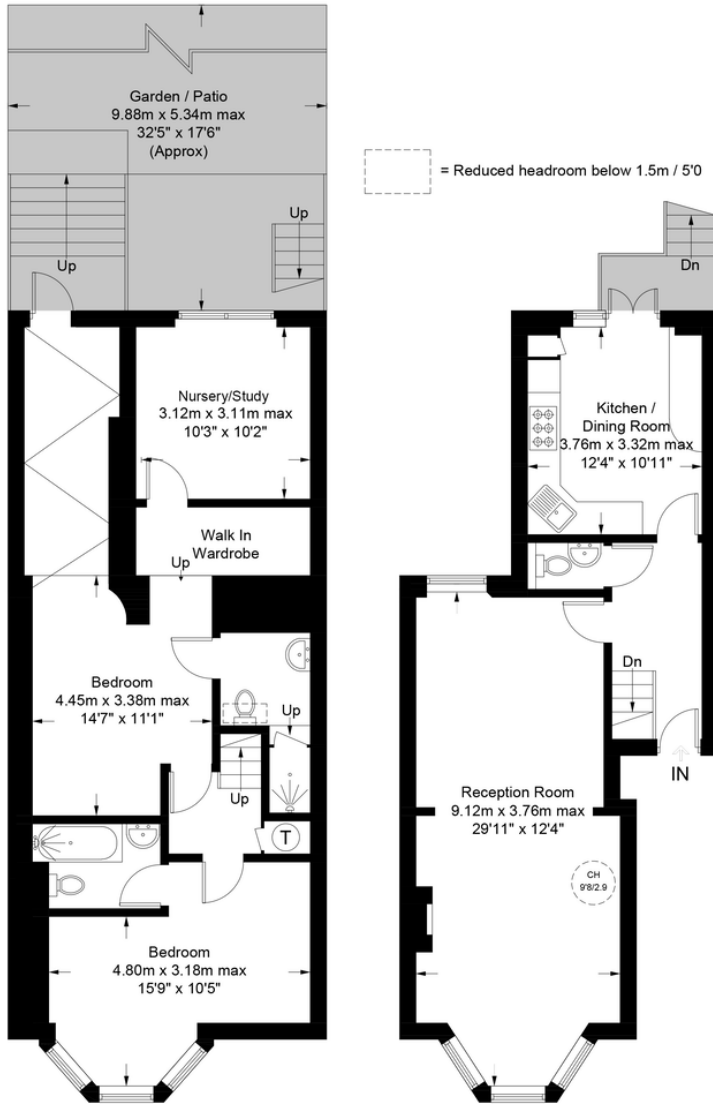






Sotheby Road, N5

Approximate Gross Internal Area = 1273 sq ft / 118.2 sq m
Reduced Headroom = 4 sq ft / 0.4 sq m
Total = 1277 sq ft / 118.6 sq m



Lower Ground Floor

Upper Ground Floor

Certified Property Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D1019362)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.