



Highbury Hill, N5 1BA

Asking Price Of £550,000  
Share of Freehold



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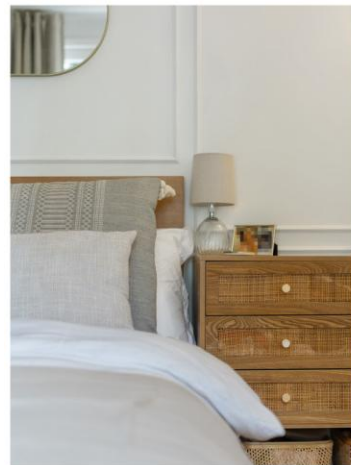
Nestled in the vibrant heart of Highbury, this charming and well proportioned one bedroom flat offers a peaceful retreat mere steps away from Highbury Fields and the lively ambiance of local pubs, cafes and independent stores of Highbury Barn. Beautifully decorated and renovated with care by the current owner, the flat features a modern kitchen, spacious bathroom and juliet balconies.

With excellent transport links nearby including the Victoria Line, Piccadilly Line and Overground, as well as various bus services, it effortlessly connects residents to the rest of the city while retaining its inviting charm in one of Highbury's most coveted locales.

A wonderful choice for first time buyers, investors or downsizers looking for a home that exudes warmth and character.

- Share of Freehold (991yrs)
- 451sqft / 41.9sqm
- Great transport links
- Excellent condition
- EPC Rating C
- Juliet Balconies
- Modern kitchen and bathroom
- Service Charge £1900 pa

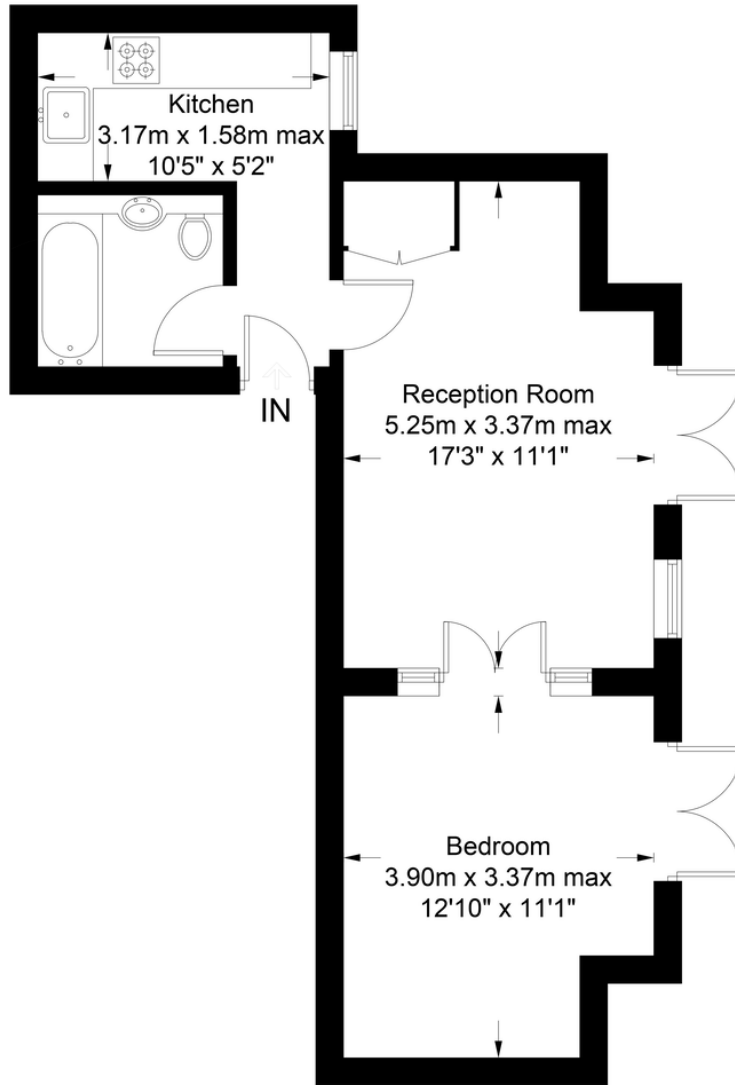






## 2 Highbury Hill, N5

Approximate Gross Internal Area = 451 sq ft / 41.9 sq m



### Ground Floor

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. (ID1067429)



**Certified Property Measurer**

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# DAVID ANDREW

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 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.