



Northholme Road, N5 2UX

£625,000  
Leasehold



# Northolme Road

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Leasehold

Introducing a gorgeous one bedroom flat, full of character, set on the top floor of a period conversion on one of Highbury's most sought-after roads, moments from the cafes and amenities of Highbury Village and Highbury Barn.

This lovely property is split over two levels and is in excellent condition. The flat comprises a large reception room, with exposed brick, a mezzanine / study level, separate kitchen/diner, double bedroom and refurbished bathroom with lots of light and ample storage throughout.

Enviably located on a quiet residential tree-lined street in Highbury, you'll have fantastic green spaces at your doorstep, with Highbury Fields and Clissold Park only a short walk away. Excellent transport links from Highbury & Islington and Arsenal tube stations with an abundance of local bus routes at your disposal.

- 788sqft / 73.2sqm
- One Bedroom
- Mezzanine Study area
- Modern Kitchen & Bathroom
- Quiet and Desirable Location
- Excellent Transport Links
- Leasehold: 88 years remaining
- Service Charge £907 (2023/24)







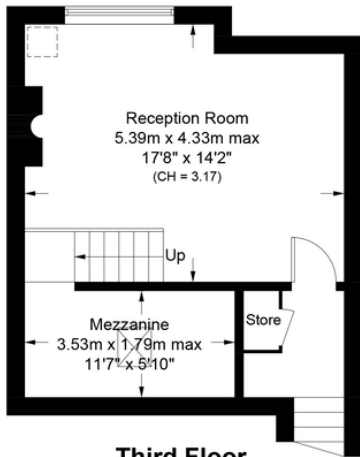
# Northholme Road, N5

Approximate Gross Internal Area = 785 sq ft / 72.9 sq m

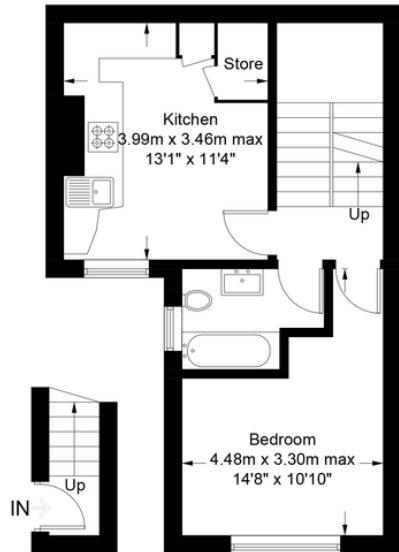
Reduced Headroom = 3 sq ft / 0.3 sq m

Total = 788 sq ft / 73.2 sq m

= Reduced headroom below 1.5m / 5'0"



**Third Floor**



**First Floor Second 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. (ID 1081791)

**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		78 C
55-68	D	65 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.

