



Leigh Road, N5 1ST

Guide Price £750,000
Share of Freehold

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Leigh Road

Guide Price £750,000

Share of Freehold

An exceptional and unique apartment set within a former coach house, situated on one of Highbury's most sought-after roads. This three-bedroom apartment, arranged over the first & second floor, comprises a large entrance hallway leading to a reception room with large windows & plenty of light, a separate modern kitchen, modern shower room & the first double bedroom, currently used as a study, features French double doors & a Juliet balcony. The second floor offers two spacious bedrooms, both flooded with natural light. The Master has a stunning arch window & ample bespoke storage. The third double bedroom also includes spacious fitted wardrobes. The whole property has been renovated to a high standard throughout, including a new roof & windows. Storage has been well thought out. Leigh Road is enviably positioned for Highbury Barn & Fields with its wonderful array of shops, cafes & restaurants & multiple transport links including the Victoria & Piccadilly line.

- Three Bedroom
- Very Well Presented
- 881sqft/81.9sqm
- EPC Rating C
- New Boiler, Windows & Roof
- Excellent Transport Links
- Close to Highbury Barn & Fields
- Quiet & Peaceful Location




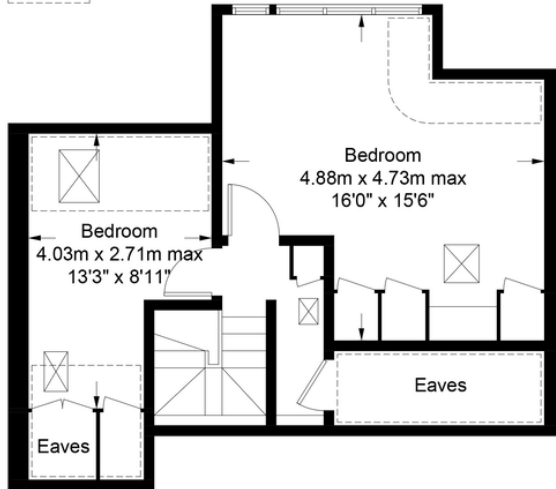




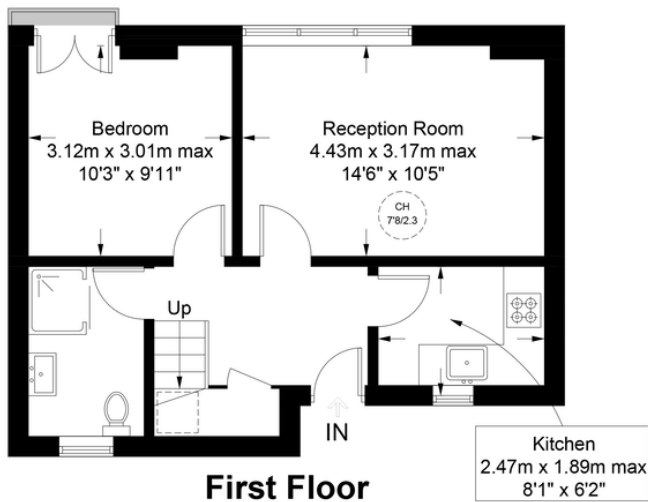
Leigh Road, N5

Approximate Gross Internal Area = 881 sq ft / 81.9 sq m
Reduced Headroom = 126 sq ft / 11.7 sq m

 = Reduced headroom below 1.5m / 5'0



Second Floor



First 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. (D1020011)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	77 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.

