



Highbury Grove, Highbury, London N5



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An exceptional, two bedroom flat in a period conversion with direct access to a beautiful private garden.

A handsome period conversion located in the heart of Highbury, directly opposite the serene Highbury Fields. This exquisite property has been meticulously decorated throughout by the current owners, who have maximized the available living space with an eye for detail.



Guide price: £1,500,000

Tenure: Share of freehold plus leasehold, approximately 85 years remaining

Service charge: £480 per annum, reviewed annually, next review due 2024

Local authority: London Borough of Islington

Council tax band: E







As you enter through your own private front door, you are greeted by a modern, galley kitchen. This space immediately extends to the expansive open-plan kitchen reception area featuring wooden flooring, high ceilings, a large fireplace, and bi-fold doors that open on to a large, manicured garden. The living space exudes character and captures the imagination immediately. This garden, extending over 70 sq ft, is a rare gem with uninterrupted sunlight due to the house's end-of-terrace position and its east and southerly aspect. Adjacent to the kitchen, at the front of the house, is a conveniently located utility room with ample storage.

The principal bedroom, located at the front of the house, features a beautiful bay window that floods the room with natural light. Adjacent to this bedroom is a modern bathroom. The second bedroom, positioned next to the reception room, offers access to a stunning en suite shower room and views of the beautiful garden.

The property also includes two dedicated off street parking spaces

Location

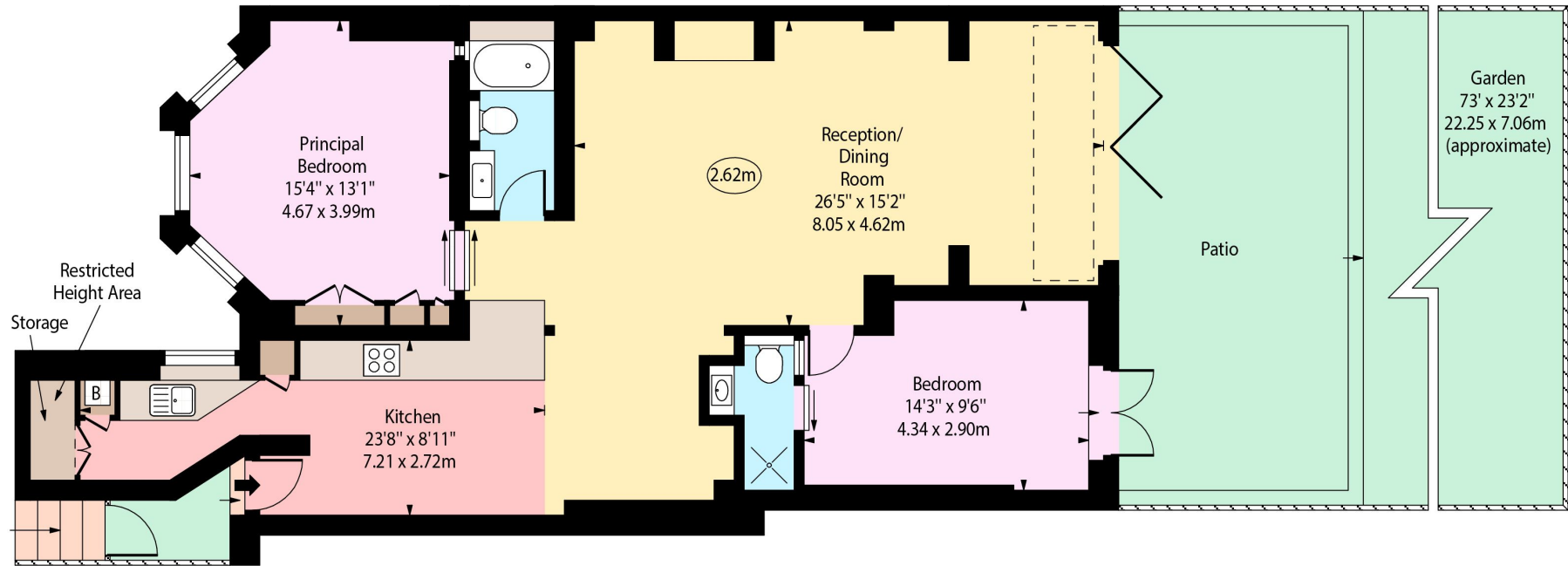
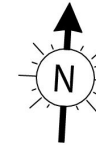
The property is located directly opposite Highbury Fields and is within seconds of the local delicatessens, and cafes on Highbury Barn, such as Godfreys butchers, La Fromagerie, Bourne's Fishmongers and Highbury Vintners all of which are hugely popular with locals as well as drawing those from further afield. Highbury & Islington tube stations (Victorian Line & Overground) are 0.5 miles away, while Arsenal tube station (Piccadilly Line) is also a short distance. A convenient bus stop is situated directly outside the property, allowing for ease of access to The City and the West End.





Highbury Grove, N5

○ - Ceiling Height



Lower Ground Floor

Approx Gross Internal Area 1111 Sq Ft - 103.23 Sq M
(Including Restricted Height Area)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank

Islington & King's Cross

Sales

321-322 Upper Street

London N1 2XQ

knightfrank.co.uk

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Sebastian Toy

+44 20 3657 7348

sebastian.toy@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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