



Mostyn Lodge

Aberdeen Park, N5

Offers in excess of £350,000

A well-presented bright corner flat set on the 3rd floor of this well maintained small private development of one-bedroom apartments located set back in its own grounds on the private leafy road of Aberdeen Park.

CHESTERTONS



Mostyn Lodge

Aberdeen Park, N5

- Top floor one double bedroom apartment
- Private tree lined cul-de-sac
- Aberdeen Park Conservation area
- Private residents parking by permit
- Moments from the greenery of Highbury Fields and the transport at Highbury & Islington station



A well-presented bright corner flat set on the 3rd floor of this well maintained small private development of one-bedroom apartments located set back in its own grounds on the private leafy road of Aberdeen Park that is moments from the greenery of Highbury Fields and the transport at Highbury & Islington station.

Double aspect windows give sky views and bring the morning and afternoon sunlight. The flat is in good condition. Its spacious accommodation and flexible layout can adapt to the new owner's personal lifestyle. Aberdeen Park is a private road making for a peaceful retreat in the heart of vibrant Highbury with local London-wide transport options. Additionally the property benefits include a long share of the freehold and residents permits for parking on Aberdeen Park roadway.

Aberdeen Park is a delightful private, tree lined road accessed via Highbury Grove, affording superb access to the greenery and amenities of Highbury Fields and within close proximity of the focal point of the community at Highbury Barn with shops including Godfreys Butchers, La Fromagerie, Da'Mario Italian Delicatessen and a fishmongers. The greenery and amenities of Highbury Fields can be found on the walk to Highbury & Islington Station (National Rail, Overground and Victoria Line) with further transport at Drayton Park (National Rail) with trains to both Kings Cross & Moorgate giving superb frequent access to the City, Arsenal (Piccadilly Line) and Canonbury (Overground towards Canary Wharf).

Tenure: Share of Freehold 935 years 5 months
Service Charge: £3500 Includes building insurance
Ground Rent: £26
Local Authority: Islington Council
Council Tax Band: C

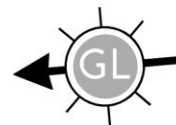
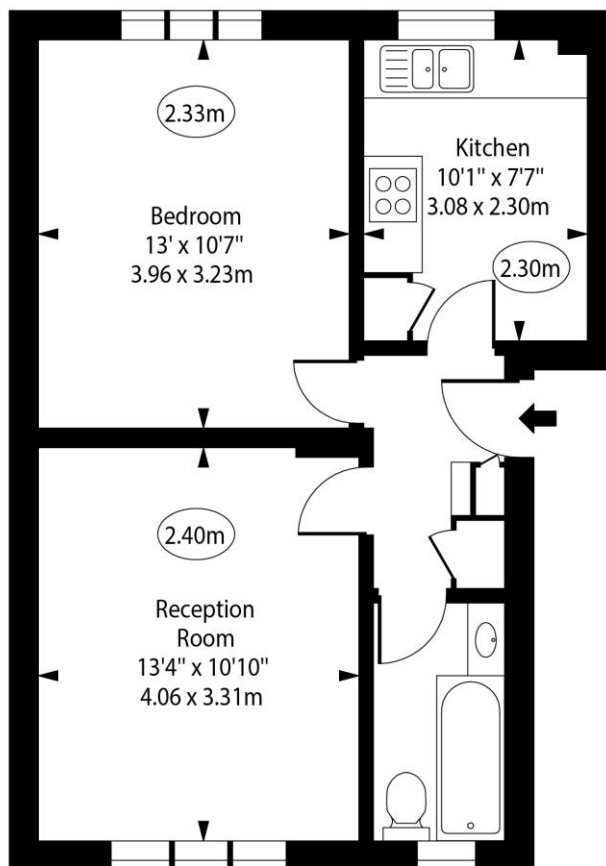
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street
 Islington
 London
 N1 2XQ
 islington@chestertons.co.uk
 020 7359 9777
 chestertons.co.uk

Mostyn Lodge, Aberdeen Park, N5

○ - Ceiling Height



Third Floor

Approx Gross Internal Area 455 Sq Ft - 42.27 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk

Ref. No. 032790R

