



# Wilmington House

Highbury Crescent, N5

Asking Price £1,250,000

A fabulous, bright and beautifully presented 2 double bedroom flat converted from the 1st floor of this stunning Victorian villa, enjoying tranquil views from the balcony and reception room over the greenery of Highbury Fields.

**CHESTERTONS**



# Wilmington House

## Highbury Crescent, N5

- Beautifully presented first floor apartment
- 2 double bedrooms
- Reception room and open plan kitchen/dining room
- Views across Highbury Fields
- Garage available by separate negotiation
- Highbury Fields Conservation Area
- Close distance to Highbury & Islington station



This stunning home comprises, a welcoming entrance hall with room for storage or office space and hardwood flooring throughout the property, a large and bright reception room with views across Highbury Fields that could easily be used as a bedroom, a 2nd bedroom with bespoke built in wardrobes, a modern 4 piece suite family bathroom, light principal bedroom with bay windows, well equipped kitchen space with storage that flows onto the dining room area. This property further benefits from a communal garden area and there is a garage available by separate negotiation. \*\*Located in the Highbury Fields Conservation Area\*\*

Wilmington House is supremely well placed for the greenery and amenities of Highbury Fields (gym, tennis courts, etc), the shops of Highbury Barn including the renowned Godfreys butchers, fishmongers and Da Marios delicatessen. Transport can be found locally at Highbury & Islington station (National Rail & Victoria Line), along with Arsenal Underground (Piccadilly Line) Canonbury Station (London Overground), with a number of bus routes running along Highbury Grove. The delights of Trullo & Prawn On The Lawn, by Highbury Corner, offer superb local dining.

**Tenure:** Share of Freehold 945 years

**Service Charge:** £3444 Includes building insurance. The flat also contributes approximately £4,200p.a. into the sinking fund

**Ground Rent:** £50

**Local Authority:** Islington

**Council Tax Band:** F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Islington Sales*

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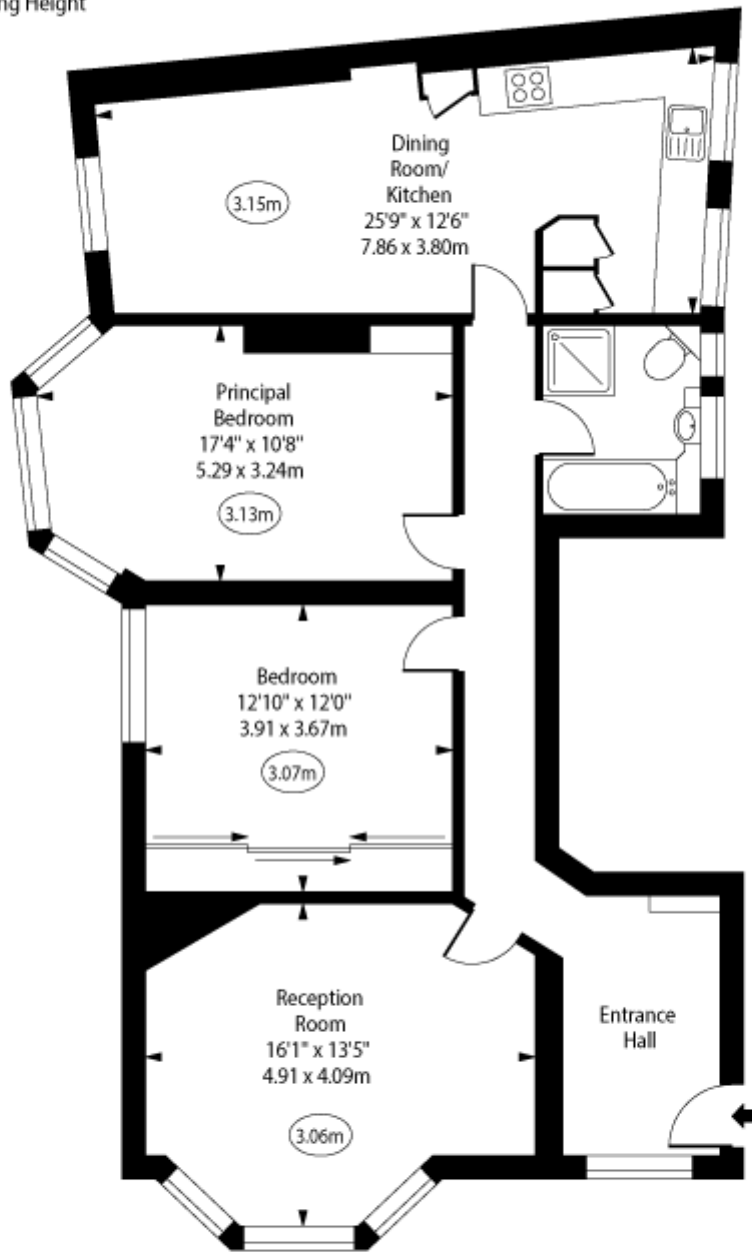
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Wilmington House,  
Highbury Crescent, N5

○ - Ceiling Height



First Floor

Approx Gross Internal Area 1027 Sq Ft - 95.41 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.

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