



38C Highbury Hill, London, N5 1AL

£3,200 Per Month



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Situated on the very sought after Highbury Hill, this beautiful flat occupies the first floor of a Victorian Conversion.

Spanning over 700 sq ft, the property offers a spacious double bedroom, a second smaller bedroom/home office, a separate kitchen, modern bathroom and well maintained communal garden.

The flat retains an abundance of period charm with high ceilings, large wooden sash windows and traditional features throughout.

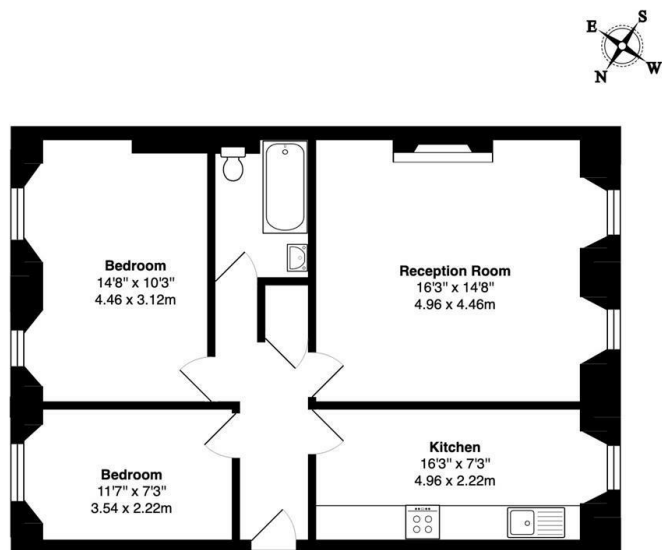
The excellent selection of independent shops, cafes and restaurants at Highbury Barn is just a stones throw away.

Highbury & Islington Station, serving the Victorian and Overground lines, can be reached by a peaceful 5 minute walk through the leafy surroundings of Highbury Field.



Council Tax Band: E





Ground Floor

Highbury Hill N5

Total Gross Area: 706 ft² ... 65.6 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

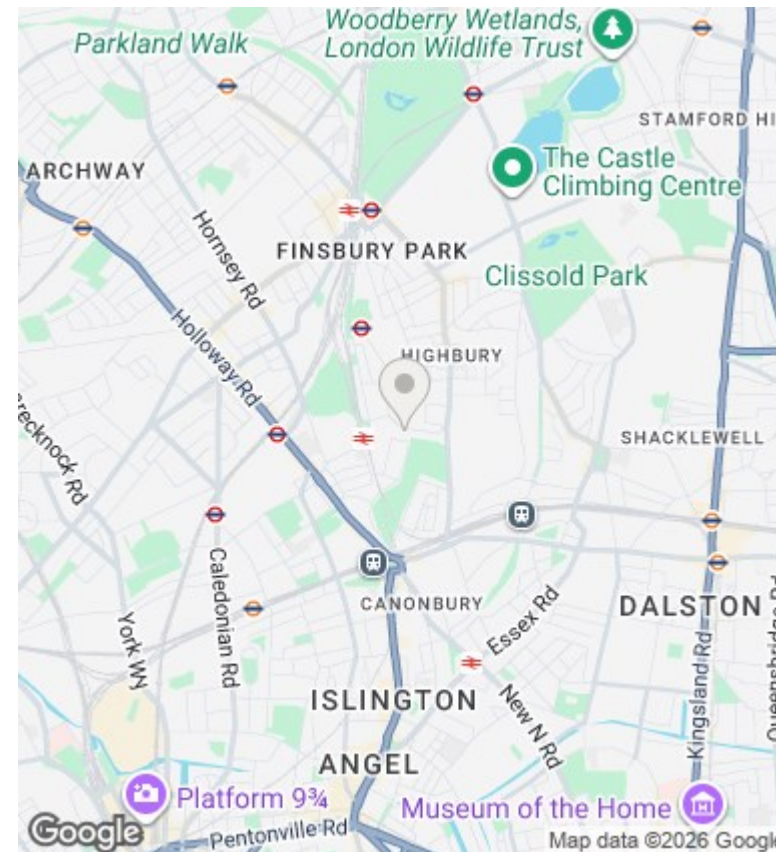
Directions

Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Full description

Spanning over 700sqft this first floor conversion offers two double bedrooms, a separate living area, and a kitchen. Ideally located only a short walk from the amenities of Highbury Barn and the leafy Highgate.





