



Highbury Gardens

Islington, N7

Offers in excess of £600,000

A two double bedroom, two bathroom fourth floor apartment with private balcony set within this secure gated modern development located just moments from Highbury & Islington Underground and Overground.

CHESTERTONS



Highbury Gardens

Islington, N7

- Two double bedroom fourth floor apartment
- Two bathrooms
- Private balcony overlooking communal gardens
- Car free development
- Moments from Highbury & Islington Underground and Overground Stations & Highbury Fields



A two double bedroom, two bathroom fourth floor apartment with private balcony set within this secure gated modern development located just moments from Highbury & Islington Underground and Overground.

This bright and modern apartment comprises, entrance hall with utility storage and hardwood flooring throughout, open plan reception/dining/kitchen area that is modern with ample cupboard space and Juliette balcony. Two double bedrooms with the principal bedroom having its own ensuite shower room and both bedrooms have access to the private balcony overlooking the communal gardens, there is also a fully tiled family bathroom. The property further benefits from communal bike storage, beautiful communal gardens, underfloor heating and a lift. *This is a car free development*

Highbury Gardens affords superb access to the transport at Highbury & Islington station (National Rail & Victoria Line) providing superb links around London, Holloway Road station (Piccadilly Line) with trains through the West End out to Heathrow and the buzz of Upper Street only a short walk. Alternatively the gastro pubs of the Duchess of Kent, the Albion and the Drapers Arms can be found locally within Barnsbury, with the supermarkets of Waitrose and Sainsbury's located at the Southern end of Liverpool Road, close to Angel and the more localised Waitrose on Holloway Road.

Tenure: Leasehold 234 years 11 months

Service Charge: £4680

Ground Rent: £300

Local Authority: (1068) Islington Council

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

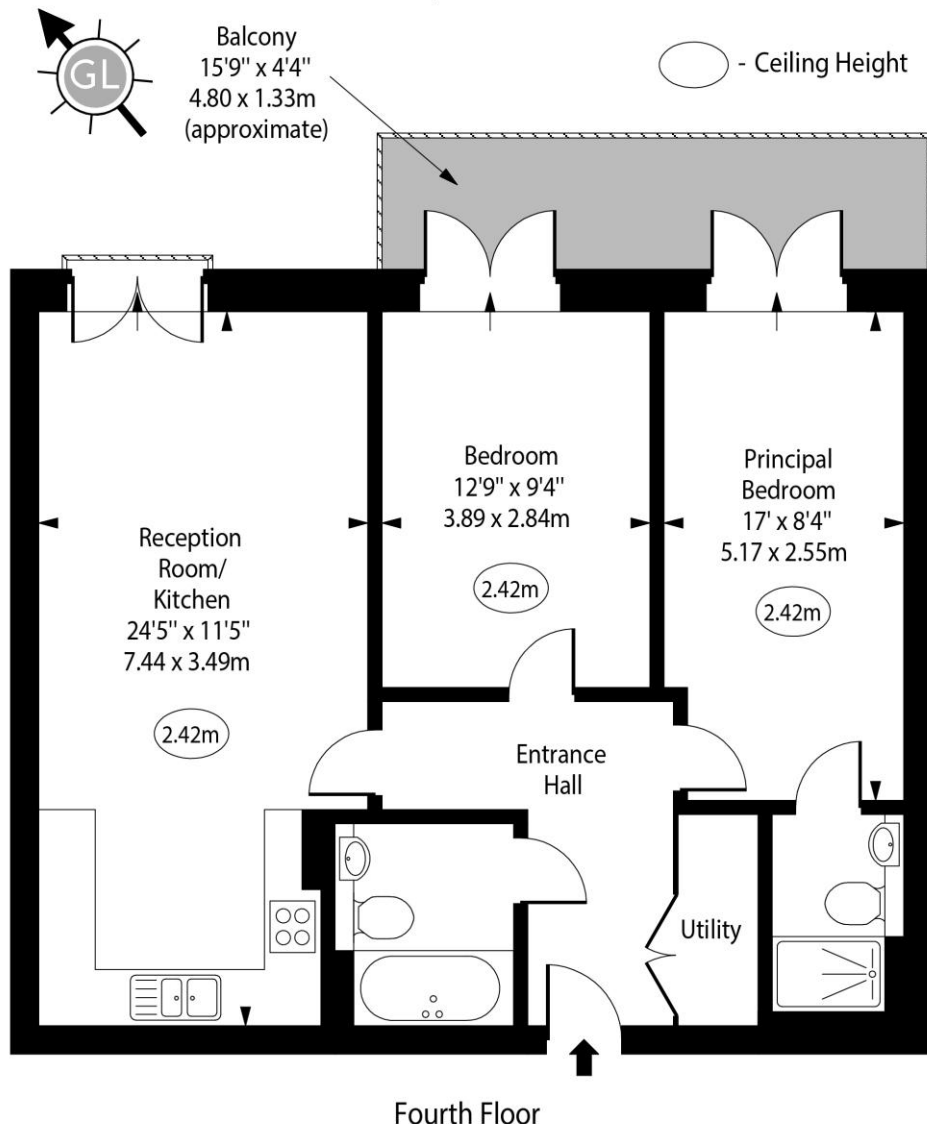
N1 2XQ

islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

Highbury Gardens, Holloway Road, N7



Approx Gross Internal Area

765 Sq Ft - 71.07 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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Ref. No. 032710R