



Highbury Quadrant, London

- Chain free
- Balcony
- Ground floor
- One bedroom
- Close to Clissold Park
- Close to local amenities

Price £300,000

Tenure: Leasehold

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Highbury Quadrant, London

DESCRIPTION

Offered to the market chain free and set within a small purpose built block, this bright and airy one bedroom flat boasts 433 sq. ft. (40 sqm.) of internal accommodation, excellent entertaining space, moments from Clissold Park and a premium location.

The property is located on the ground floor and comprises of spacious reception room with a private balcony, separate kitchen, master bedroom, bathroom, separate WC and ample storage throughout.

Highbury New Park is only moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street, Newington Green and Highbury Barn as well as being only moments from the stunning Clissold Park.

Transport links include, Canonbury Station (Overground), Highbury & Islington Station (Victoria Line, National Rail and Overground), Arsenal Station (Piccadilly line), Drayton Park Station (Overground) and a variety of Bus routes into The City & West End are also available.



GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 433 sq.ft. (40.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Hunters Highbury & Islington Office on 020 7704 0664 if you wish to arrange a viewing appointment for this property or require further information.

97 Newington Green Road, Islington, London, N1 4QX

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Council Tax: B

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating	
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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