



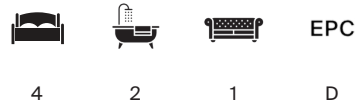
HIGHBURY NEW PARK

London N5



A RARE LATERAL APARTMENT IN THE HEART OF HIGHBURY.

Situated on the top floor of Belmont Court, and accessed via lift, the apartment provides generous proportions throughout and an abundance of natural light.



Local Authority: London Borough of Islington

Council Tax band: D

Tenure: Share of Freehold, plus leaseold approx. 992 years remaining

Service charge: £6,732 per annum, reviewed annually, next review due 2026

Guide Price: £1,300,000

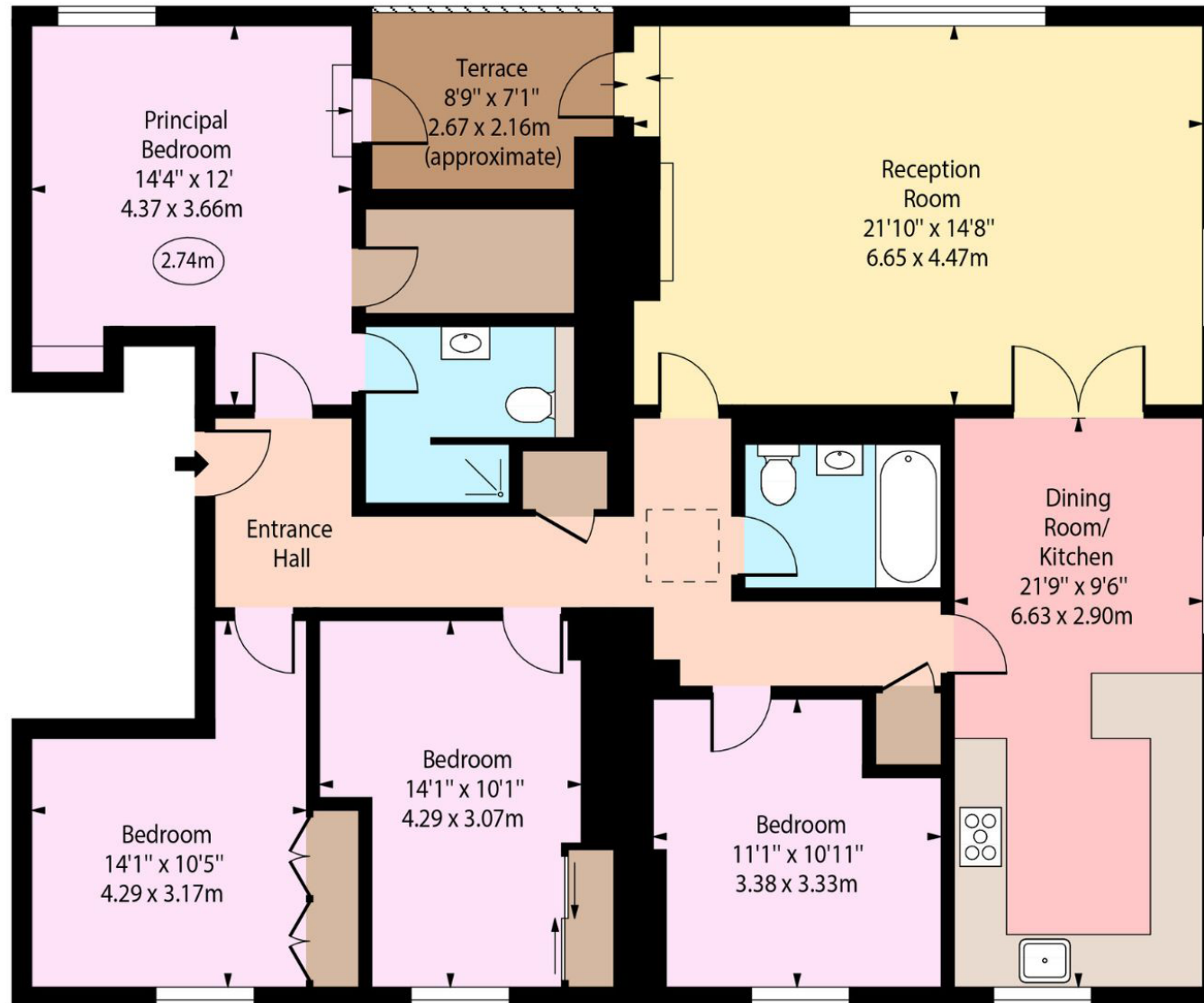


The property is arranged around a large central reception room with direct access to a private balcony. This space leads through to a well-appointed kitchen with ample storage and generous worktop space, comfortably accommodating a dedicated dining area. Casement windows run throughout the apartment, enhancing the sense of volume and light across all rooms. The principal bedroom is particularly impressive, benefiting from direct balcony access, a newly fitted en-suite bathroom with walk-in rainfall shower, and a large walk-in wardrobe. The second bedroom is a spacious double and features built-in storage. The third and fourth bedrooms are also well-proportioned doubles, offering excellent versatility as guest rooms, children's bedrooms or airy home workspaces. A newly fitted family bathroom is positioned off the hallway and serves the remaining bedrooms. The property further benefits from communal gardens and first come, first served communal parking.





○ - Ceiling Height



Third Floor

Approximate Gross Internal Area = 136.01 sq m / 1464 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

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