



# Salisbury House

23 Highbury Corner, N5

Offers in excess of £700,000

A well-proportioned 3 double bedroom apartment set on the 3rd floor of this attractive red brick Victorian mansion building occupying a prominent position by Highbury & Islington station and within the St Mary Magdalene conservation area.

**CHESTERTONS**



# Salisbury House

23 Highbury Corner, N5

- Spacious 3rd floor apartment
- 3 double bedrooms
- Set within an attractive red brick Victorian mansion building
- Prominent position by Highbury & Islington station
- Within the St Mary Magdalene conservation area



A well-proportioned 3 double bedroom apartment set on the 3rd floor of this attractive red brick Victorian mansion building occupying a prominent position by Highbury & Islington station and within the St Mary Magdalene conservation area.

Spanning over 1000sqft this bright 3rd floor apartment comprises, a large reception room with feature fireplace, a separate kitchen and dining space with breakfast bar, three fantastic sized bedrooms that are all true double rooms, a separate tiled bathroom and a separate WC.

Salisbury House is an elegant mansion building, with commercial units on the ground floor and located ever so slightly North of Highbury Corner at the bottom end of Holloway Road. Notable benefits include the proximity to Highbury & Islington station with trains on the Victoria Line, London Overground & National Rail, proximity to the convenience of Waitrose opposite and the superb access to the vibrant and buzzing Upper Street, with its array of bars, boutique shops and restaurants with a selection of food from around the world.

**Tenure:** Leasehold 168 years 11 months

**Service Charge:** £2259.96 Plus an annual contribution to the sinking fund of £150.

**Ground Rent:** £10

**Local Authority:** (1068) Islington Council

**Council Tax Band:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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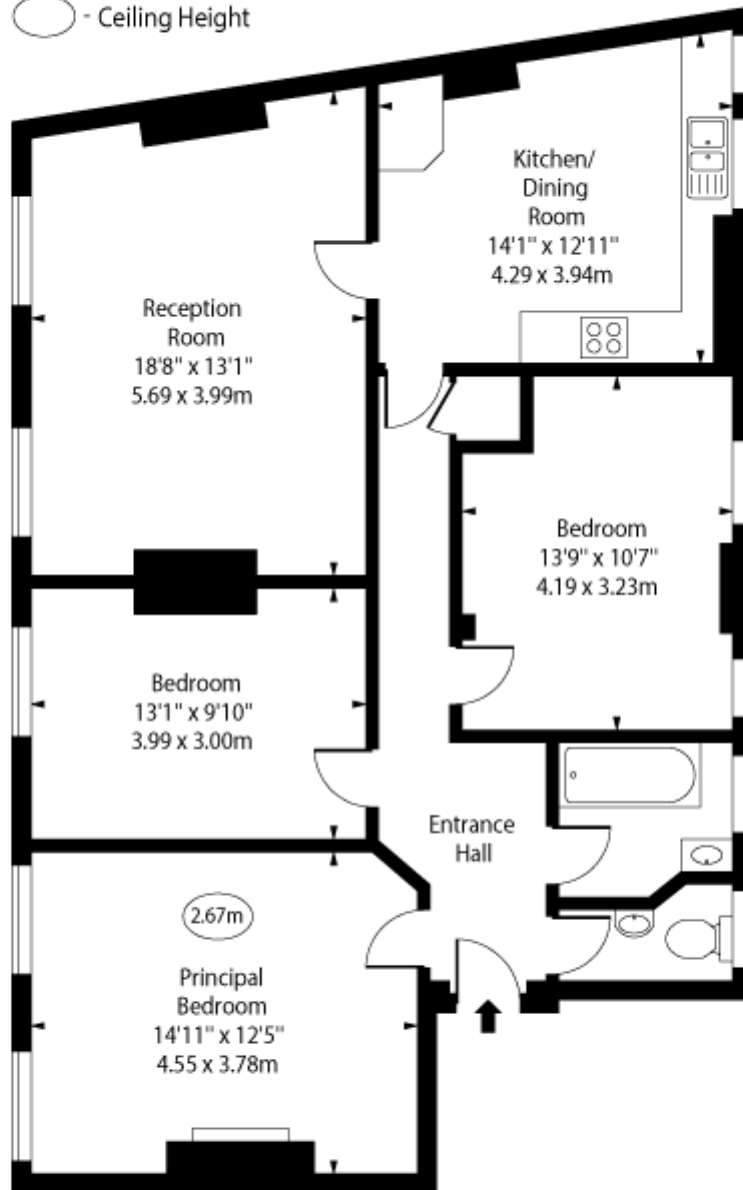
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Salisbury House,  
Highbury Corner, N5



○ - Ceiling Height



Third Floor

Approx Gross Internal Area 1060 Sq Ft - 98.47 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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