



## Spring Gardens 25 Highbury New Park, London, N5 2DT

**£2,000 Per Month**

- Close to public transport
- Close to Local Bars and Shops
- Highbury & Islington Tube
- Shops and Amenities Nearby
- Highbury Fields within close proximity

# Spring Gardens 25 Highbury New Park, London N5 2DT

Alwyne Estates are pleased to present this lovely part-furnished 1-bedroom flat, located less than 10 minutes from Highbury & Islington Station and Upper Street.

The property has been recently redecorated throughout and comprises a spacious lounge, separate fully fitted kitchen, double bedroom, and bathroom.

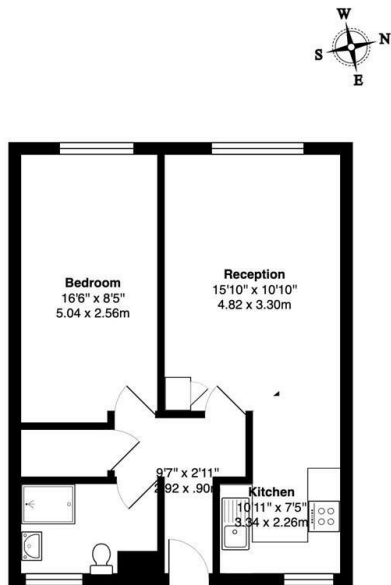
Available from the end of November, or potentially sooner depending on your preference.

Please get in touch to arrange a viewing.



Council Tax Band: B

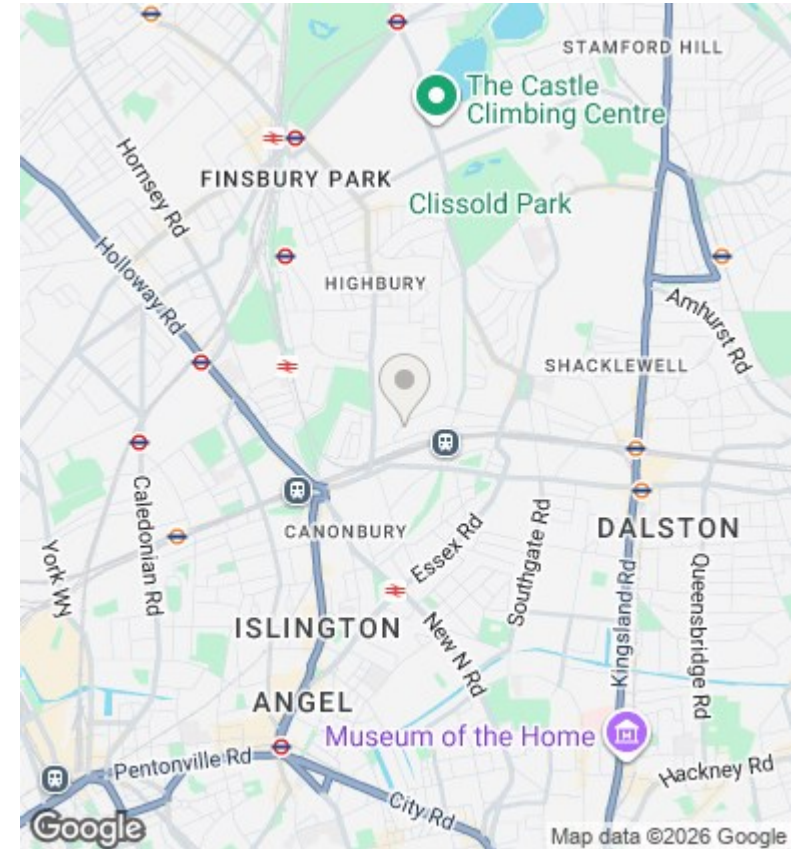




1st Floor

25 Spring Gardens Highbury New Park, , N5 2DT  
Total Gross Area: 509 ft² ... 47.3 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

B

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 80                      | 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

Alwyne Estates are pleased to present this lovely 1 bedroom flat - located less than 10 minutes from Highbury & Islington station and Upper Street. The separate fully fitted kitchen - double bedroom and bathroom. Available Now!

### Full description

A great one bedroom flat located less than 10 minutes walk from Highbury and Islington. It's been refurbished and comprises a large lounge and connecting fully fitted kitchen, offered unfurnished and available now!





