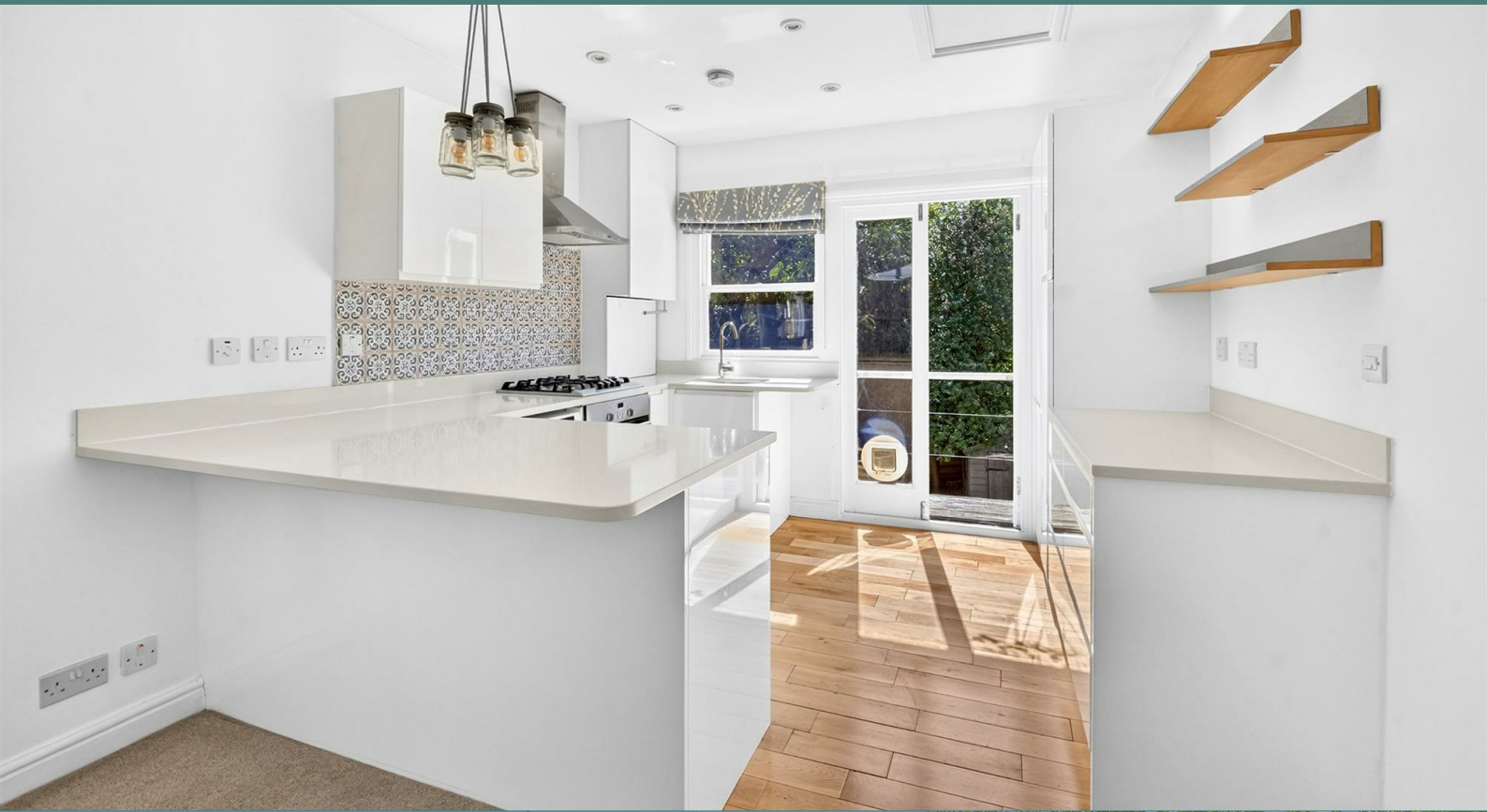




ISLINGTON PROPERTIES



Melgund Road Highbury, N5

£3,000 Per Month

£3,461 Deposit

Available from: 26th August 2026

Superb two bedroom flat set over the first floor of this impressive building that is located on a quiet, tree-lined street close to Highbury Fields. The flat benefits from direct access to its own section of secluded garden, with a south-easterly aspect, and boasts two modern bathrooms and a stylish kitchen with quality appliances. The amenities of Holloway Road are close by and Highbury and Islington station is within easy reach, offering multiple transport links to the West End (Victoria Line), the City and other parts of London (Overground).

- Available immediately
- Two bedrooms
- Two bathrooms
- Open plan living space
- Bright and airy
- Fantastic location
- High ceilings
- Council Tax: Band E

Viewing

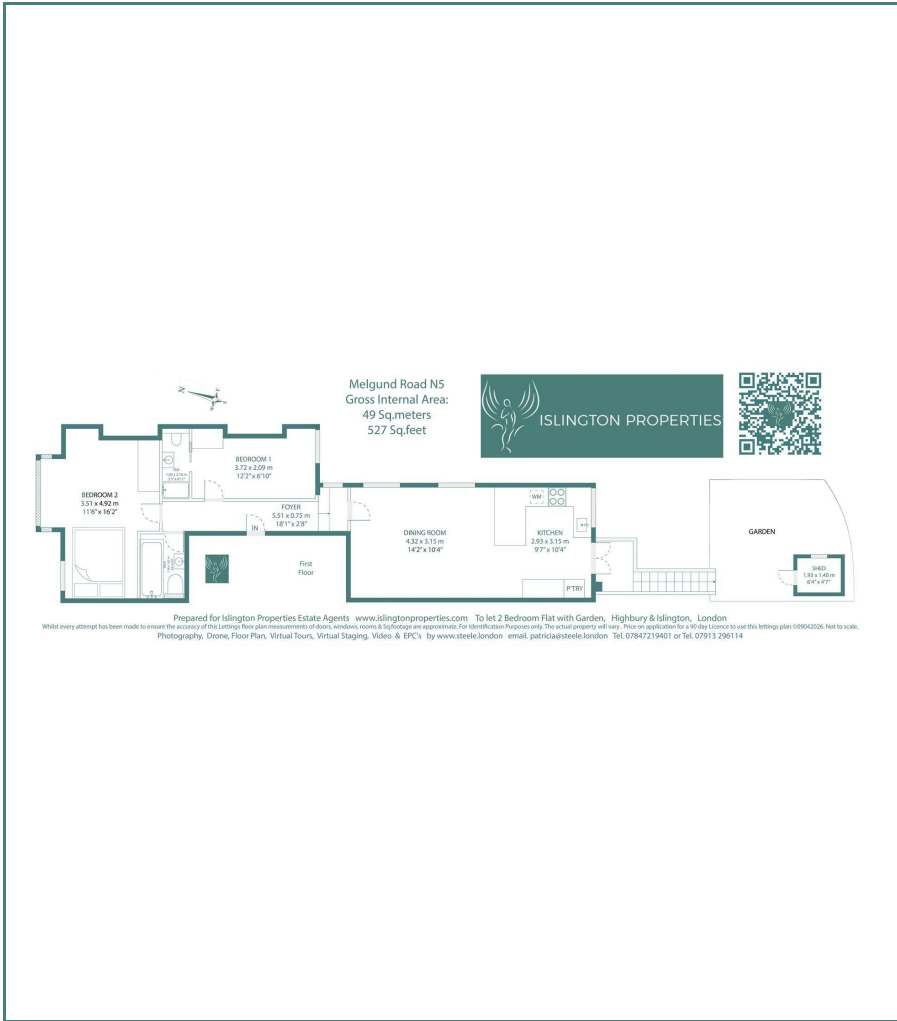
Please contact our Upper Street Office on 020 7871 4444 if you wish to arrange a viewing appointment for this property or require further information.



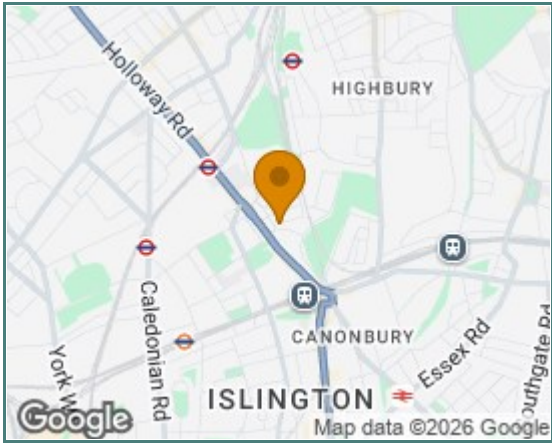
Additional Information

Heating: Gas central heating
Electricity: Mains
Water: Mains
Sewerage: Mains
Broadband: Predicted Standard, Superfast & Ultrafast (Ofcom)
Mobile: Coverage: O2, Three and Vodafone - predicted good indoor/outdoor EE - good outdoor/variable indoor (Ofcom)
Parking: By permit on the street

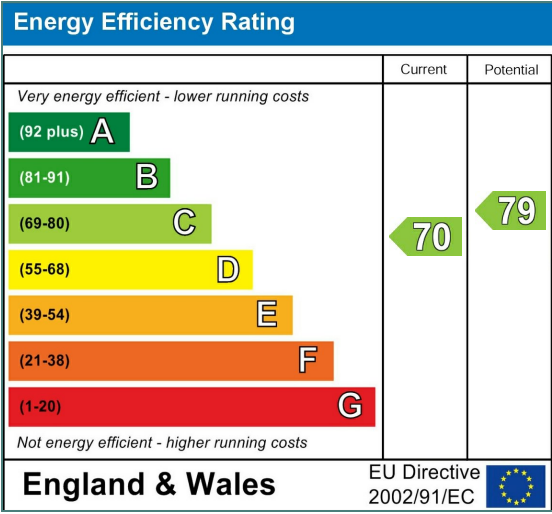
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Council Tax and tenancy information should be confirmed with the Lettings Manager prior to the signature of the tenancy agreement.