



HIGHBURY NEW PARK | | BALL'S POND | N5 2UA

£2,995 PER MONTH

LIVINGSPACE
ESTATE AGENTS

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WE ARE PLEASED TO OFFER THIS 2 BEDROOM 4TH FLOOR FLAT WITH A SEPARATE LOUNGE WHICH CAN BE USED AS A THIRD BEDROOM SITUATED IN A GREAT LOCATION AND CLOSE TO ALL AMENITIES AND TRANSPORT LINKS TO THE CITY. THE PROPERTY HAS A FITTED KITCHEN AND BATHROOM, GOOD FLAT, 2 GOOD SIZE DOUBLE BEDROOMS AND MUST BE SEEN AND AVAILABLE FROM THE 13TH JULY 2026

- FLAT - FURNISHED
- 1 BATHROOM
- NO SPECIAL ACCESSIBILITY
- WASHING MACHINE
- 3 BEDS + 1 RECEPTION
- SHOWER
- NO PARKING
- GAS CENTRAL HEATING



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND C
 EPC RATING

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