

# Battledean Road

## Islington, N5

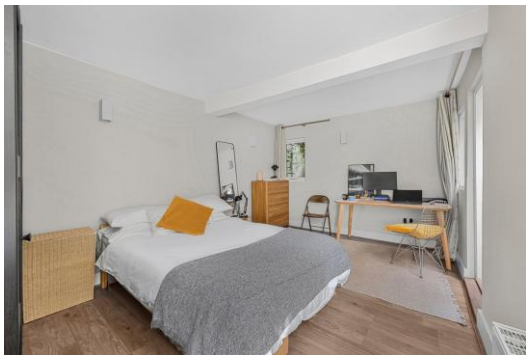
Offer in Excess of £575,000

A charming one bedroom raised ground floor apartment, set within an elegant Victorian conversion located on one of Highbury's most desirable residential streets, only moments from Highbury Fields and Highbury & Islington Station.

CHESTERTONS









# Battledean Road

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- One double bedroom raised ground floor period apartment
- Bright & characterful reception room
- Private garden space
- Desirable residential street
- Moments from Highbury Fields and Highbury & Islington Station.



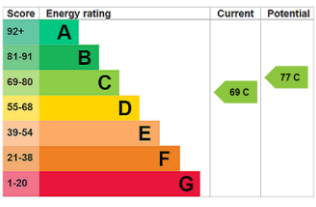
A charming one bedroom raised ground floor apartment, set within an elegant Victorian conversion located on one of Highbury's most desirable residential streets, only moments from Highbury Fields and Highbury & Islington Station.

This characterful home is well presented and comprises, a bright reception room with high ceilings, bay window and wooden floors, spacious kitchen with storage and room for a dining table, modern family bathroom and a true double bedroom with direct access to the private low-maintenance garden space.

Battledean Road is one of the area's quietest and friendliest streets. It sits within a stone's throw of Highbury Fields and is ideally located for access to the renowned shops of Highbury Barn (which include Godfreys Butchers, La Fromagerie and Da' Mario delicatessen) as well as the vibrant hustle and bustle of Upper Street, with its selection of bars and restaurants with offerings from around the world. Highbury & Islington station (Victoria Line, Overground and National Rail) is a less than 10 minute walk away across Highbury Fields, and Holloway Road (Piccadilly Line) and Drayton Park (National Rail – Moorgate Line) are also in very close proximity.

**Tenure:** Share of Freehold 987 years 3 months
**Service Charge:** £0 - Responsible for 33% of any shared costs & £600pa contribution to sinking fund.

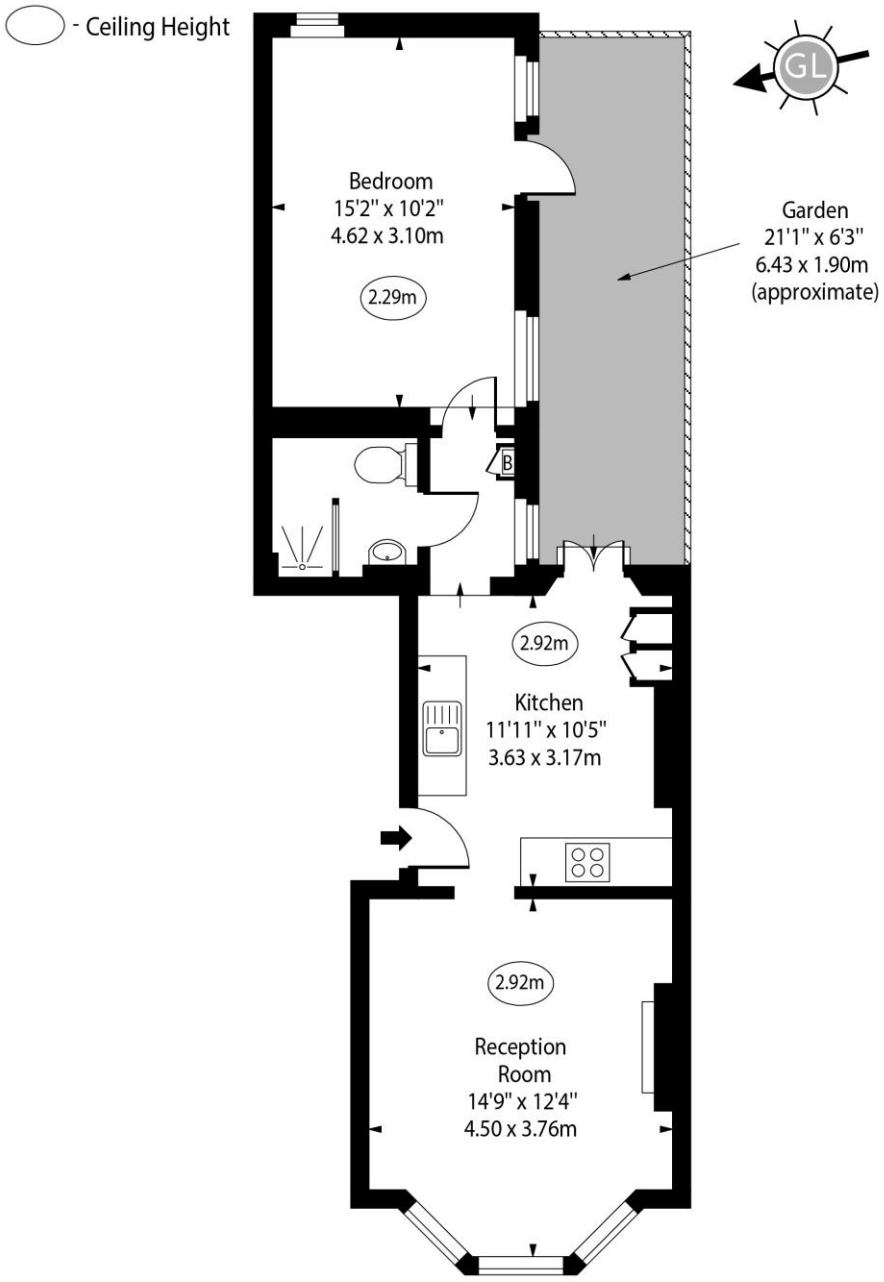
**Ground Rent:** £0
**Local Authority:** Islington
**Council Tax Band:** D




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# Battledean Road, N5




Raised Ground Floor

Approx Gross Internal Area 527 Sq Ft - 48.96 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.
www.goldlens.co.uk
Ref. No. 032993M

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