



Highbury Grove Court, Highbury Grove, N5 2NG  
£500,000

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valuable  
asset



## Highbury Grove Court, Highbury Grove, N5 2NG

Presenting this charming mid-century two bedroom flat, located in a sought-after area near Highbury & Islington. Boasting a generous 619 sq ft / 57.5 sq m of living space, this property offers two double bedrooms, a spacious living room flooded with natural light, double glazed windows throughout and recently modernised bathroom and kitchen. The interior is accentuated by beautiful original parquet flooring and fireplace, adding to its charm and character.

Situated in an amazing location known for its convenience and vibrancy, this bright and sunny flat offers a tranquil retreat within the bustling community, with the vast green spaces of Highbury Fields and Clissold Park only moments away. Enjoy fantastic transport links, providing easy access to various parts of the city and beyond via Victoria Line Underground, Overground and National Rail Links. Whether you seek a peaceful abode or a well-connected London lifestyle, this property caters to both needs seamlessly.

Council Tax band: D

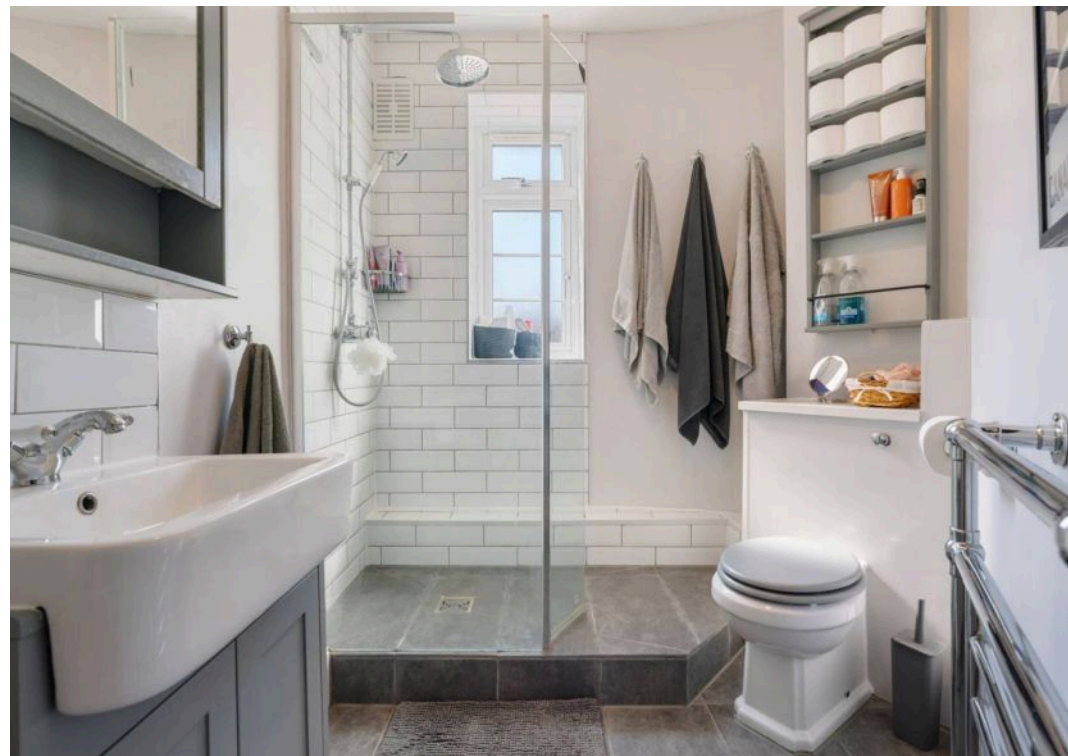
Tenure: Leasehold

EPC Energy Efficiency Rating: C

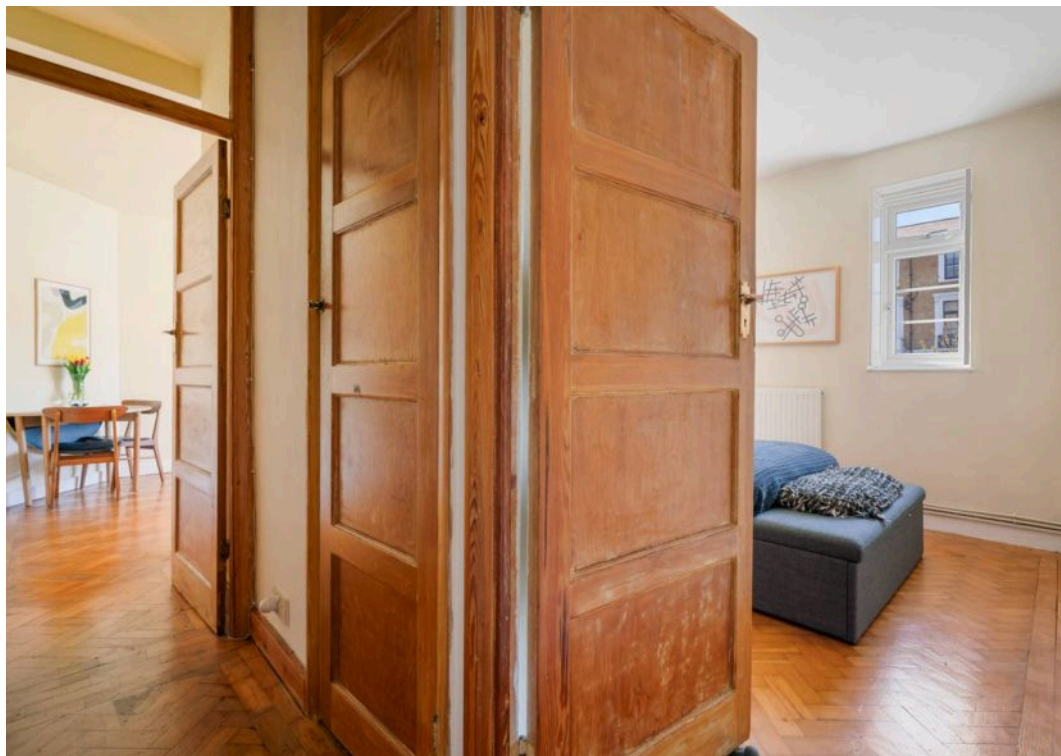
- 619 sq ft / 57.5 sq m
- Two Double Bedrooms
- Spacious Living Room
- Recently Modernised Bathroom and Kitchen
- Beautiful Original Parquet Flooring
- Amazing Location near Highbury & Islington
- Bright and Sunny Flat
- Fantastic Transport Links









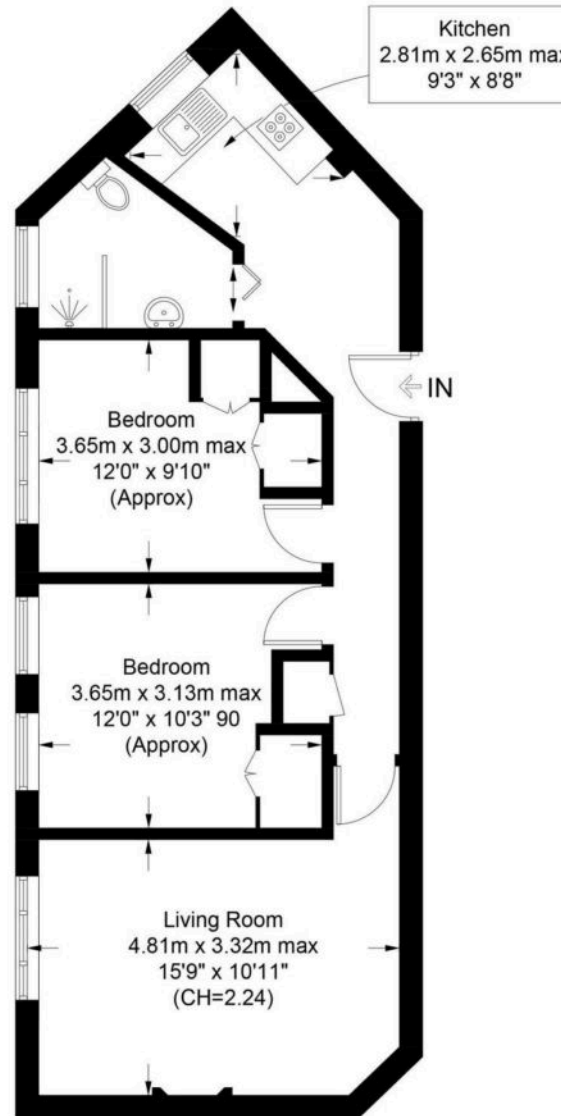




## Highbury Grove Court, N5

Approximate Gross Internal Area = 619 sq ft / 57.5 sq m

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### First Floor



**Certified  
Property  
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1190788)



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those of professional  
David Andrew Estates  
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in these particulars.

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