



Sotheby Road, Highbury, N5 2UR

Guide Price **£900,000**

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Sotheby Road, Highbury, N5 2UR

Located on the sought-after Sotheby Road, this two-bedroom split-level garden flat is brimming with character and offers approximately 814 sq ft of well-appointed living space. Recently refurbished throughout, the property is arranged over two levels, with an excellent layout maximising space and natural light. The bright reception room features a beautiful bay window, well-designed shelving and elegant period details. Further down the hallway, a modern, fully-fitted kitchen with ample storage opens onto the large, south-facing garden, a standout feature with well-maintained flower beds and a patio, perfect for entertaining or relaxing in the sun.

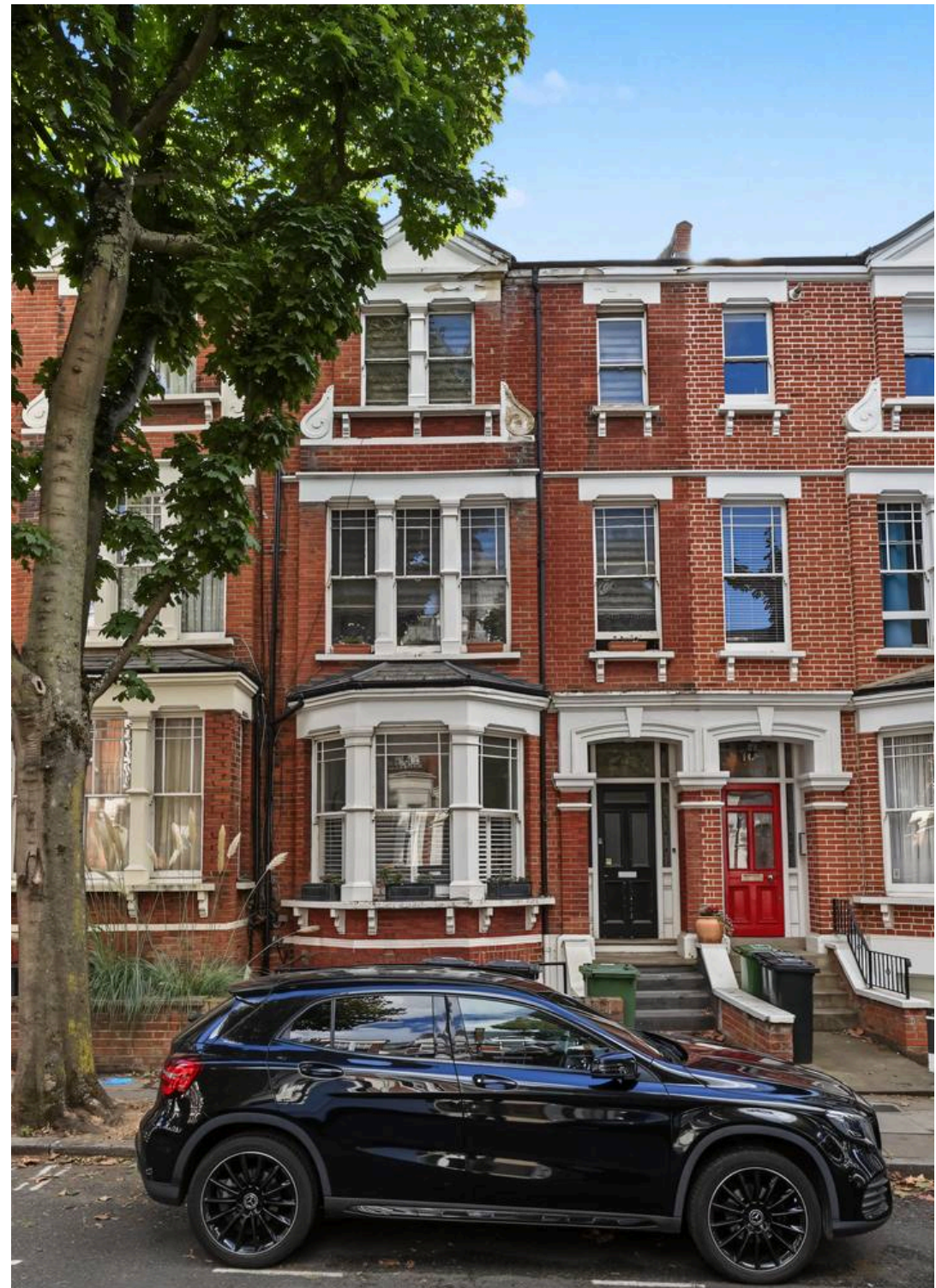
The property boasts two generously sized bedrooms. The principal bedroom is on the lower ground floor, with an en-suite and bespoke fitted wardrobes. The second bedroom overlooks the garden and benefits from abundant natural light. A family bathroom with a clean, modern design completes the accommodation.

Sotheby Road is a highly desired, tree-lined street, located just moments from Highbury Barn, Highbury Fields, Clissold Park, and excellent transport links. Highbury is a vibrant and well-connected neighbourhood known for its independent shops, charming cafés, and welcoming family-friendly community feel.

Council Tax band: D | EPC Energy Efficiency Rating: C

Tenure: Leasehold

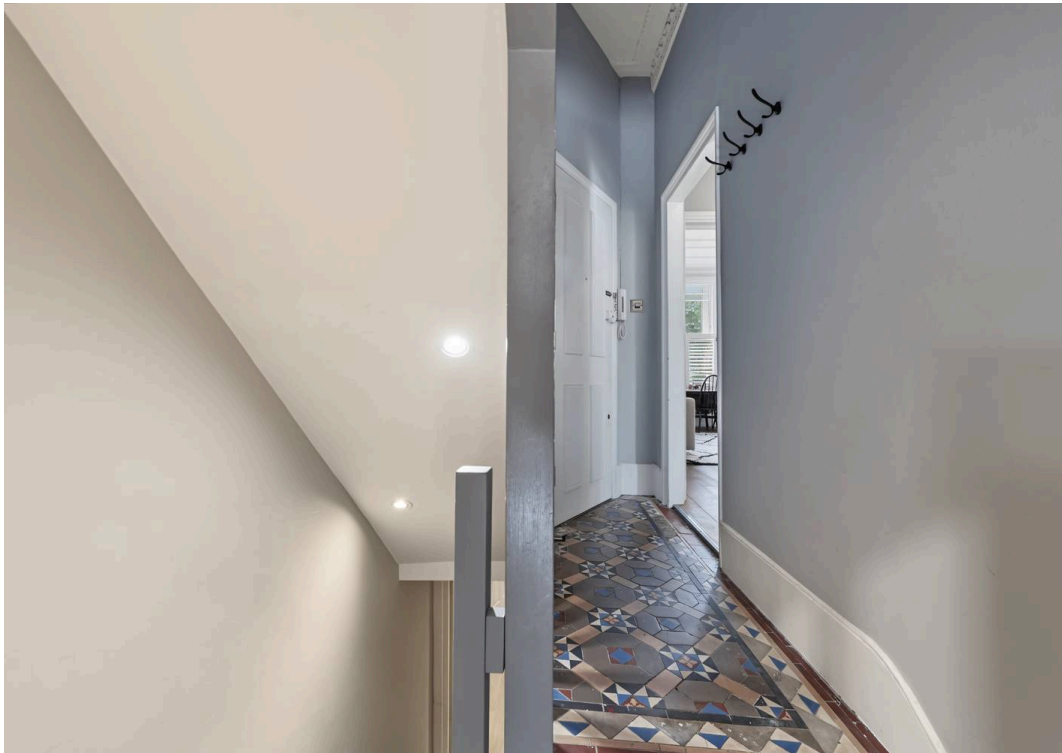
- 838 sq ft / 77.8 sq m - Incl. Shed
- Split-Level Garden Flat with Beautiful Period Features
- Recently Refurbished Throughout
- Two Large Bedrooms Incl. Bespoke Fitted Wardrobes in Principle Bedroom
- Two Bathrooms Incl. Ensuite in Principle Bedroom
- Large and Sun-Drenched Landscaped Garden - South Facing
- Modern Fully-Fitted Kitchen
- Highly Desirable Highbury Location













Sotheby Road London, N5

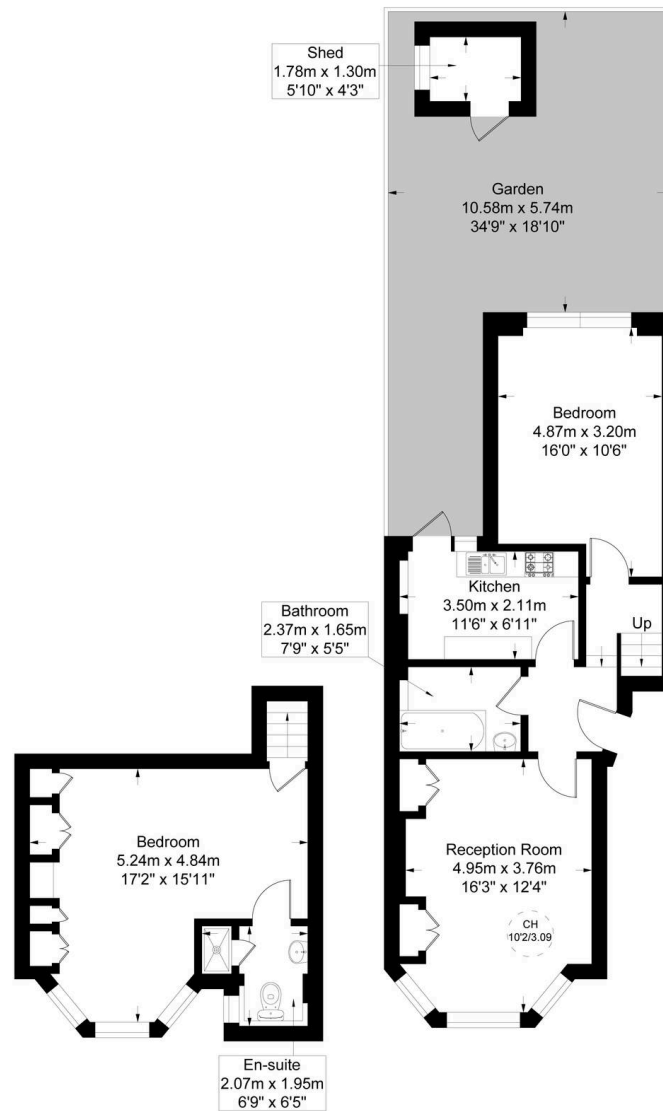
Approximate Gross Internal Area = 814 sq ft / 75.6 sq m

Shed = 24 sq ft / 2.2 sq m

Total = 838 sq ft / 77.8 sq m

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Lower Ground Floor

Ground Floor

scan to book
a viewing



**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 decision reliant upon them.



has been exercised in the preparation of these particulars, about the property must not be taken as representations of fact. Prospective applicants are advised to view the property and rely upon their own and those of professional valuers. David Andrew Estates accept no liability for any error contained in these particulars.

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