



Aubert Park, Highbury, N5 1TL
£750,000

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ANDREW**

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Aubert Park, Highbury, N5 1TL

A stunning lateral period conversion spanning the full front width of this impressive Georgian building, positioned on the first floor and presented in a high standard throughout. This beautifully presented two bedroom home features impressive high ceilings, large sash windows, timber flooring and a fireplace feature, creating a wonderful sense of space, light and charm. The property offers a superb open plan reception room and kitchen, perfect for modern living and entertaining. The space is enhanced by elegant proportions, and a contemporary kitchen with breakfast bar and integrated appliances. The property features two double bedrooms and a modern bathroom, and externally enjoys a well maintained shared garden, perfect for relaxing.

Ideally located in the heart of Highbury, Aubert Park is a highly sought-after residential street moments from the independent shops, cafés and amenities of Highbury Barn, as well as the vibrant offerings of Upper Street. Green open spaces are within easy reach, including Highbury Fields and Clissold Park, perfect for leisure. Transport links are excellent, with Arsenal Underground Station (Piccadilly Line) and Highbury & Islington Station (Victoria Line, Overground and National Rail) nearby, providing a swift commute within London and beyond.

Council Tax band: E

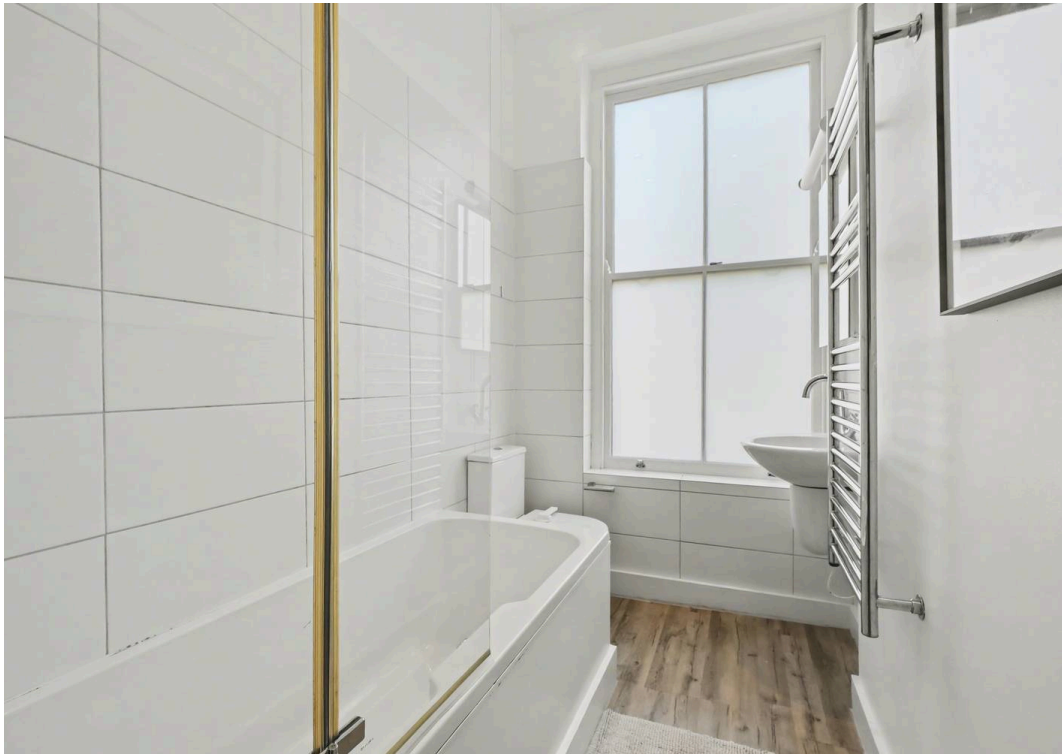
Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- 748 sq ft / 69.5 sq m - Lateral Conversion
- Two Double Bedrooms and Modern Bathroom
- Impressive High Ceilings, Large Sash Windows and Feature Fireplace
- First Floor Position Within Attractive Georgian Building
- Shared Spacious Garden
- Moments to Highbury Barn, Highbury Fields, and Upper Street
- Excellent transport links via Arsenal (Piccadilly Line) and Highbury & Islington (Victoria Line, Overground & National Rail)
- Sold Chain-Free









Aubert Park, N5


Approximate Gross Internal Area = 747 sq ft / 69.4 sq m

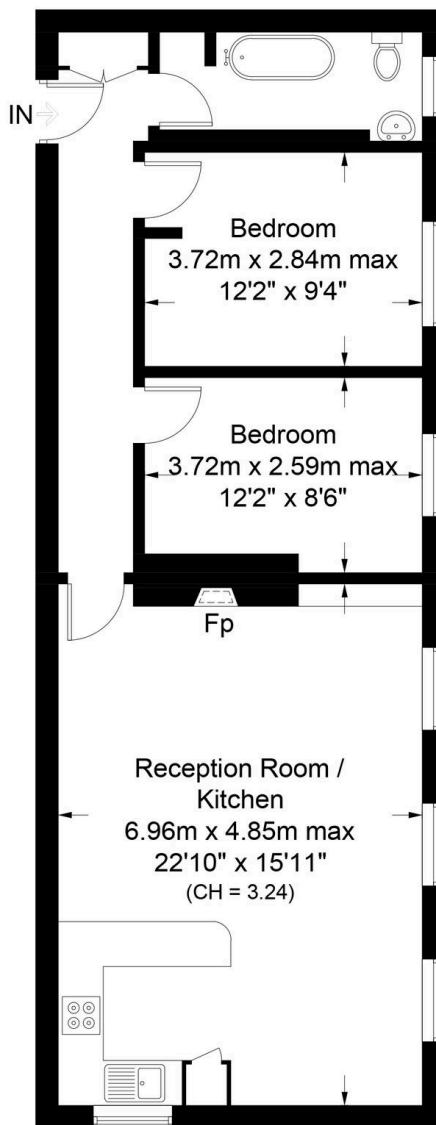
Reduced Headroom = 1 sq ft / 0.1 sq m

Total = 748 sq ft / 69.5 sq m

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 = Reduced headroom below 1.5m / 5'0



First Floor

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222

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 decisions reliant upon them. (ID1291113)

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as been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own i those of professional s. David Andrew Estates ility for any error contained in these particulars.

