



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

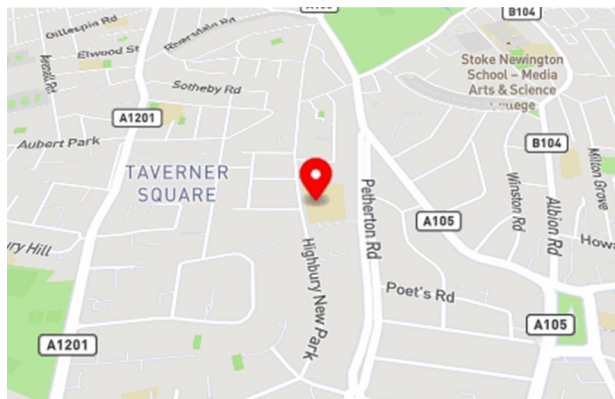
£2,995 PER MONTH

LIVINGSPLACE
ESTATE AGENTS

HIGHBURY NEW PARK |
 BALL'S POND | N5 2UA
 £2,995 PER MONTH

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 10TH OF SEPTEMBER 2025

- 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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