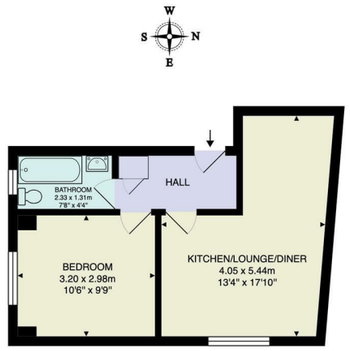
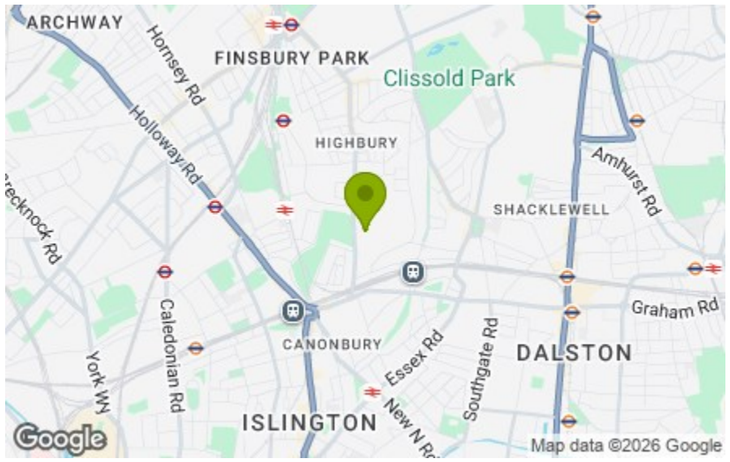
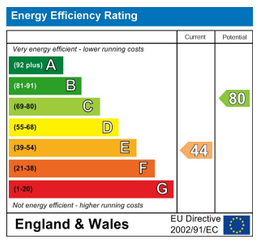


GROUND FLOOR

Total Area: 36.0 m² ... 387 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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ABERDEEN PARK, HIGHBURY

£1,925 Per Calendar Month

1 Bed Apartment - Purpose Built

Features:

- Smartly Finished One Bedroom Apartment
- Located On A Sought After Private Road
- Newly Redecorated
- Close To Highbury Fields
- Easy Access To Canonbury Station
- Council Tax Band C
- Holding Deposit Equivalent To 1 Week's Rent Capped at £400
- Security Deposit Amount Equivalent To 5 Weeks' Of The Agreed Rent

A smartly finished one bedroom apartment on the ground floor of a modest development on Aberdeen Park, a private residential road in the heart of Highbury, just a couple of minutes from the open green spaces, cafes and courts of glorious Highbury Fields, nicely tucked between Islington and Stoke Newington.

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IF YOU LIVED HERE

Step inside and your artfully arranged, L-shaped, open plan kitchen and lounge comes in at 200 square feet, with large format smoky grey glossy tilework underfoot, and a leafy green view. In the kitchen you have a sleek suite of glass and cream cabinets with sandstone splashbacks.

Elsewhere, your bedroom's a substantial, 100 square foot double, with plenty of storage, more of that splendid shiny tilework underfoot and green views. Finally your family bathroom's another stunner, immaculately finished from floor to ceiling in glossy, smoky grey with a contemporary suite and handset shower.

Outside, and you can take a pleasant, half mile stroll across Highbury Fields to hit Highbury Corner, for the comprehensive transport links of Highbury & Islington tube and overground station. Here's also where you'll find a compelling cluster of cafes, restaurants and bars, including legendary music venues like The Garage and Union Chapel, and the superb live entertainment at the famous Hen & Chickens Theatre Bar. All within easy reach.



WHAT ELSE?

- Highbury & Islington is just one stop and four minutes from King's Cross via the Victoria line, while the overground will get you directly to Hampstead Heath, Camden Town and Stratford.
- Ideal for a professional couple, the property is available now
- Highbury Fields is home to tennis courts, netball courts and football pitches, so whatever your sport of choice, or even if you just fancy a run, you're well catered for.

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