



The Woodlands Aberdeen Park, N5 2BB

Guide Price £550,000

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asset

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Introducing a beautiful two-bedroom split-level home arranged over the second and third floors of The Woodlands, spanning 699 sq ft / 64.9 sq m of internal living area. The property has a south-east facing aspect, and is sun-filled throughout with lovely views out to the communal garden. The home comprises of two well-proportioned double bedrooms, a contemporary fitted kitchen, bright reception/dining room, a modern family bathroom and an additional WC. The property benefits from a large and well-maintained communal garden, as well as parking permits for the resident as well as their visitors on Aberdeen Park (Private Road).

Aberdeen Park is a highly sought-after private road in Highbury, moments from Highbury Fields and surrounded by an excellent selection of independent cafés, restaurants and local amenities. Transport links are excellent, with Canonbury as well as Highbury & Islington station nearby, providing connections through the Victoria Line, London Overground and National Rail services.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- 699 sq ft / 64.9 sq m
- Bright & Spacious Reception / Dining room
- Two Double Bedrooms
- Split Level
- One Family Bathroom + Separate WC
- Separate Modern Kitchen
- Highly Desirable and Quiet Highbury Location
- Amazing Transport Links - Victoria Line, London Overground and National Rail
- Access to a Large and Well-Maintained Communal Garden









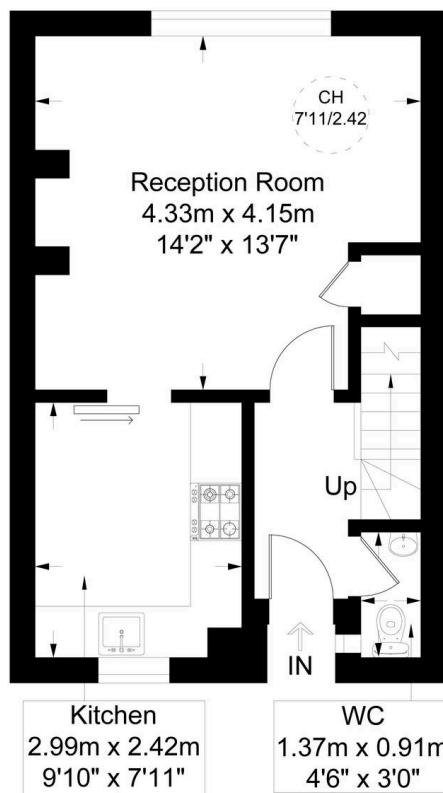


The Woodlands, N5

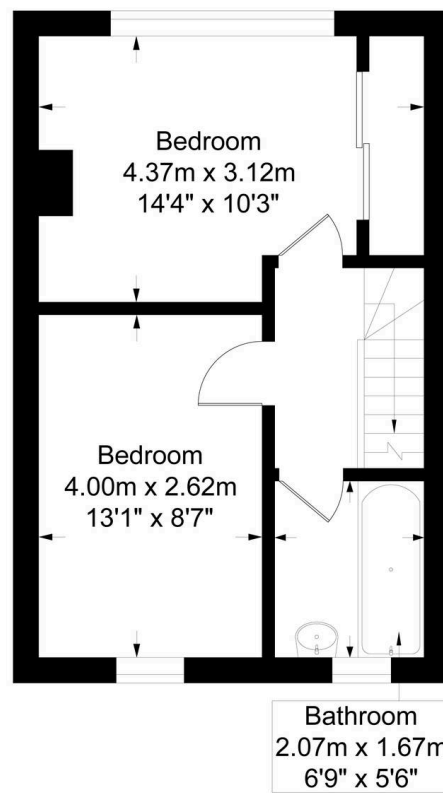
Approximate Gross Internal Area = 699 sq ft / 64.9 sq m

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Second Floor



Third 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



**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 should rely upon their own and those of professional advisers. David Andrew Estates liability for any error contained in these particulars.

