



**Hurlock Street London, N5**

**Asking Price £700,000**



# Hurlock Street London, N5

## DESCRIPTION

\*\*\* £500 LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER. \*\*\* Offered to the market is this well presented two bedroom split level freehold house located in the heart of Highbury, N5.

The property offers approximately 686 sq ft (63.7 sq m) of internal accommodation arranged over two floors. The ground floor comprises a bright open plan reception and kitchen space with a skylight above the kitchen area allowing plenty of natural light, with large sliding doors opening directly onto a private patio garden. The kitchen is fitted with a range of wall and base units with integrated oven and hob and space for appliances, while the reception area provides comfortable space for both seating and dining.

Also located on the ground floor is a well proportioned double bedroom along with a guest W.C. The first floor comprises the principal bedroom and a modern family bathroom.

Externally the property benefits from a private patio garden with raised planters and mature bamboo creating a secluded outdoor space.

Hurlock Street is only moments from the many bars, restaurants and coffee houses of Highbury Barn and is also within easy reach of the green open spaces of Clissold Park and Finsbury Park. Transport links include Canonbury Station (Overground), Highbury & Islington Station (Victoria Line, National Rail and Overground), Arsenal Station (Piccadilly Line) and Drayton Park Station (National Rail). A variety of bus routes also provide convenient access into the City and West End.

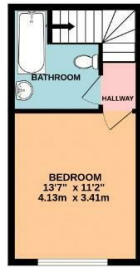




GROUND FLOOR  
142 SQ. FT. (13.17 SQ. METERS)



1ST FLOOR  
227 SQ. FT. (21.04 SQ. METERS)

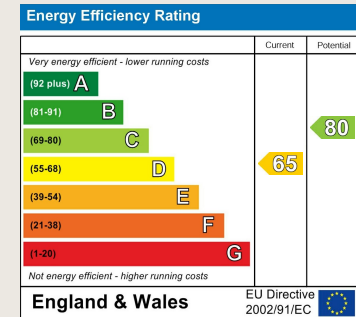


TOTAL FLOOR AREA: 666sq. ft. (63.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and installations shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Winplan 12000.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

020 7704 0664

97 Newington Green Road, Islington, London, N1  
4QX

highburyandislington@hunters.com