



HIGHBURY NEW PARK, LONDON, N5
£790,000 SHARE OF FREEHOLD

A BRIGHT, TWO DOUBLE BEDROOM PERIOD
CONVERSION FINISHED TO A BEAUTIFUL
STANDARD IN N5.

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DESCRIPTION:

An exceptional, two double bedroom apartment spanning an entire floor of this handsome Victorian villa in Highbury, N5. Laterally set on the second floor, the property benefits from a sensational amount of light through east, west and south facing sash windows. There is a wonderfully spacious living room with ample dining space, opening out to a newly refurbished kitchen with plentiful worktop space and cupboards. Both bedrooms are genuine doubles and feature built in wardrobes, the master with a dual aspect view across the peaceful Highbury New Park. The property is completed with a modern family sized bathroom that was also recently refurbished to a very high standard and is offered to the market with a share of the freehold.

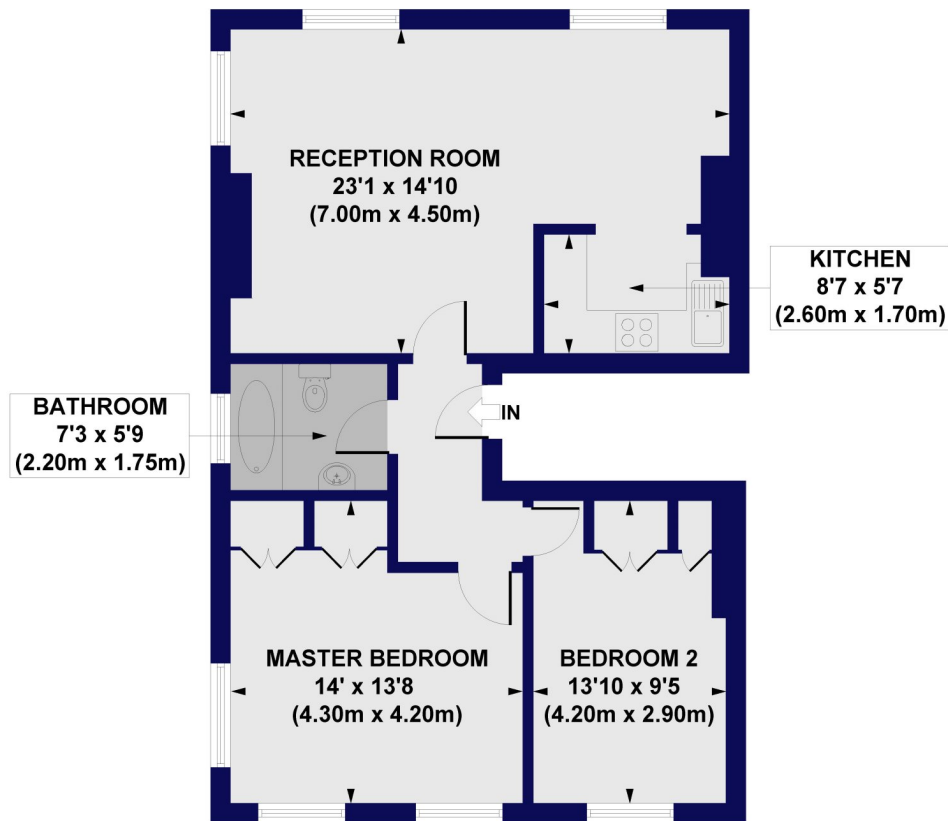
Highbury New Park is set just moments from the prestigious Highbury Barn. The property is seconds away from highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, and Bourne Fishmongers. The green open space of Highbury Fields is only 0.7 miles away, with Clissold Park even nearer (0.4 miles). The fashionable neighbourhoods of Stoke Newington and Newington Green are also very nearby. Aside from its prestigious location the property is close to three neighbouring schools all of which have Outstanding Ofsted. Transport links are excellent, with Canonbury Overground station (with routes to East, West and South London) only a 5 minute walk away, and Highbury & Islington tube station (Victoria and Overground lines) a 12 minute walk. The area is also serviced by a selection of good bus routes.

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Highbury New Park, N5
 Approx. Gross Internal Floor Area 746 sq. ft / 69 sq. m

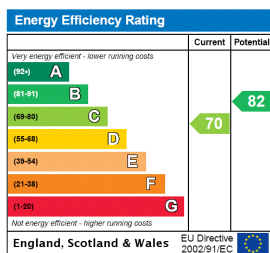


SECOND FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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