



HIGHBURY GRANGE, LONDON, N5
£900,000 SHARE OF FREEHOLD

A BRIGHT, THREE DOUBLE BEDROOM, TWO BATHROOM APARTMENT WITH SOUTH FACING ROOM TERREACE IN N5.

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

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DESCRIPTION:

A spacious, three double bedroom, two bathroom period conversion positioned on a quiet street lined street in Highbury, N5. Set across the first and second floor of this handsome Victorian building, the property stands at 1,138sqft of wonderfully light filled rooms. Accommodation comprises of a stunning reception room spanning the full width of the building, while a fully equipped kitchen with plentiful worktop and cupboard space is directly behind. All three bedrooms are excellent sized doubles, the master on the top floor benefitting from an ensuite shower room. The most gorgeous roof terrace can be found off the hallway and faces directly south, perfect for entertaining in those summer evenings. The property is completed with a modern bathroom and is offered to the market with a share of the freehold.

Highbury Grange is set just moments from the entrance to the green spaces of Highbury Fields and the prestigious Highbury Barn. The property is close to highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Bournes Fishmongers and Highbury Vintners all of which are hugely popular with locals as well as drawing those from further afield.

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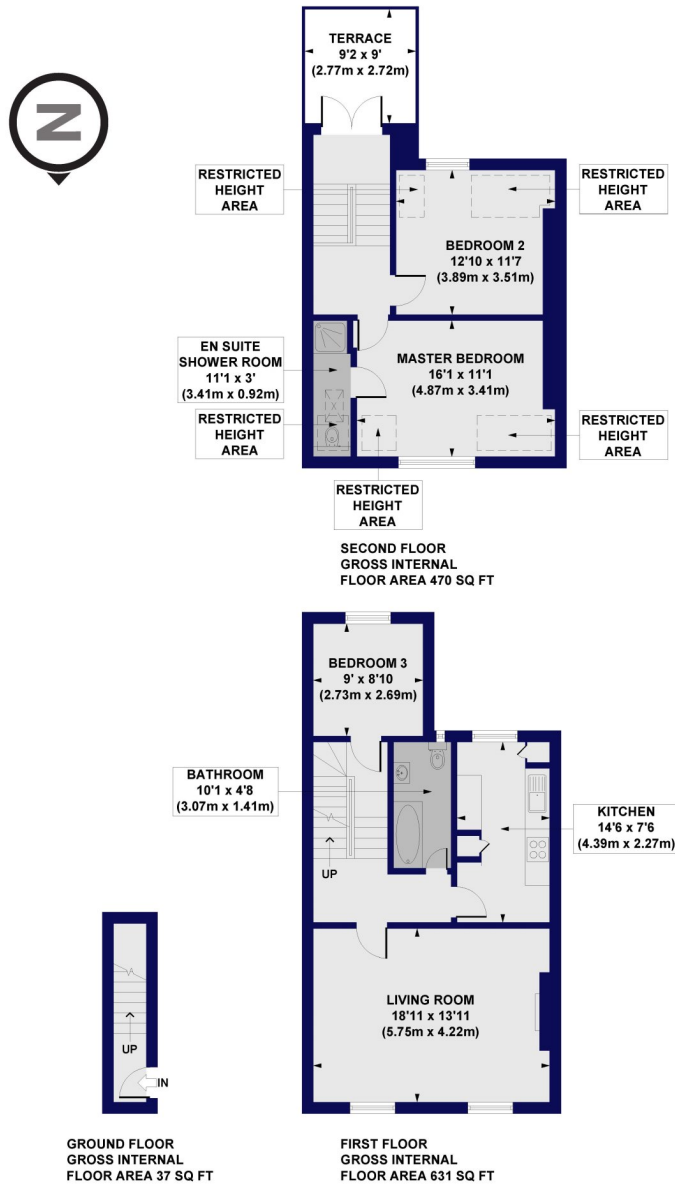


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Highbury Grange, N5

Approx. Gross Internal Floor Area 1138 sq. ft / 105.76 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1053 sq. ft / 97.84 sq. m (Excluding Restricted Height Area)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	80
EU Directive 2002/91/EC			

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