

HAMILTON PARK, Highbury, London, N5
£750,000 SHARE OF FREEHOLD

A BRIGHT, TWO DOUBLE BEDROOM PERIOD CONVERSION WITH PRIVATE GARDEN IN Highbury, N5.

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DESCRIPTION:

A spacious, two double bedroom period conversion positioned across the ground floor of this handsome, double fronted Victorian building in Highbury, N5. Standing at 917 sqft, after entering through your own front door, you are welcomed into a sizeable hallway with access to all good-sized rooms laterally set across the full width of the original house. The wonderfully bright reception room faces directly south allowing for an abundance of natural light to pour through, while a generously sized kitchen can be found towards the rear of the building providing direct access to a recently renovated, decked garden with a useful back door into the neighbouring Mews. Both bedrooms are genuine doubles and positioned at either end of the apartment, the master bedroom featuring built in wardrobes while the property is completed with a modern family bathroom.

Hamilton Park is set moments from the famous green spaces of Highbury Fields, and the prestigious Highbury Barn. The property is moments away from highly regarded local amenities such as Godfrey's butchers, La Fromagerie, Da Mario's delicatessen, Bourne's fishmongers and Highbury Vintners, all of which are hugely popular with locals, as well as drawing those from further afield.

Transport links are well serviced by a selection of good bus routes as well Highbury & Islington station (Victoria and Overground) and Arsenal Station (Dial Square Line) both within a short distance.

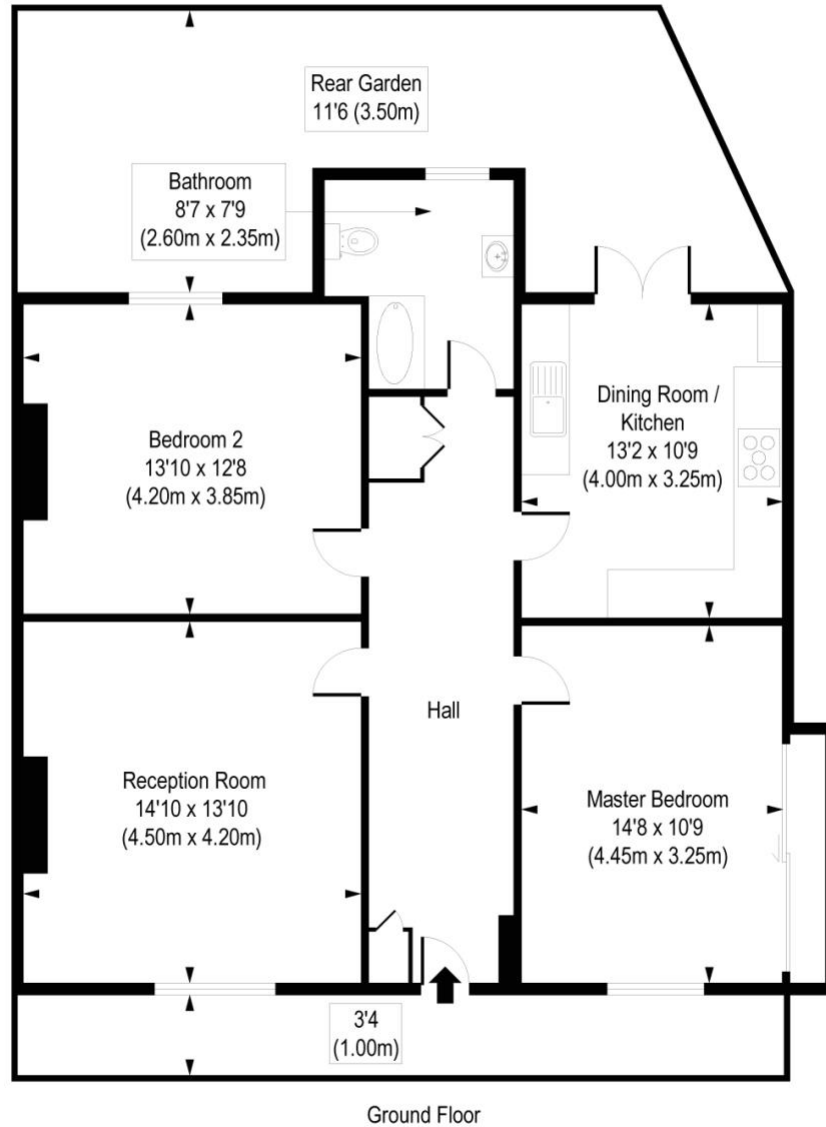
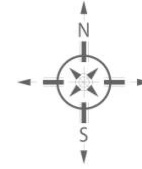
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Approx. Gross Internal Area 917 sq. ft / 85.15 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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	
	Potential
Very energy efficient - lower running costs	
(92) A	
(81-91) B	
(69-80) C	
(55-68) D	79
(39-54) E	
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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