



1A, ARDILAUN ROAD, LONDON, N5
£500,000 LEASEHOLD

**A STUNNING, TWO BEDROOM PERIOD
CONVERSION WITH IT'S OWN PRIVATE
GARDEN IN HIGHBURY.**

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DESCRIPTION:

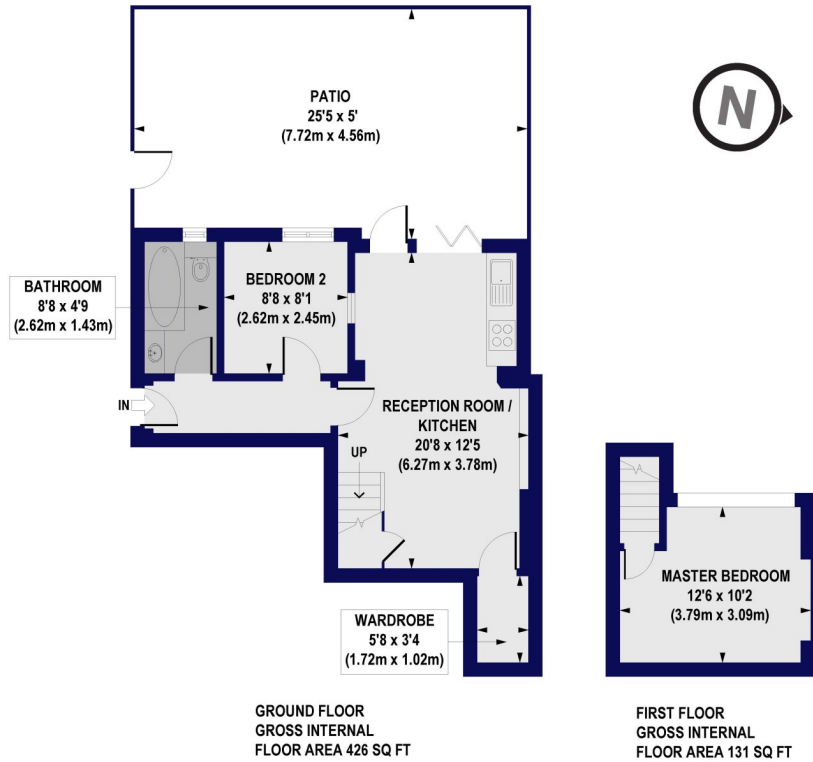
Cash buyers only due to 57 year lease. A sensational, two double bedroom period conversion set across the ground floor of this handsome Victorian house in Highbury, N5. Upon entering through your own front door, you are welcomed into a wonderfully bright, open plan living room/kitchen featuring double height ceilings and ample shelving throughout. Leading directly out from the fully fitted kitchen including built in appliances and plentiful space for a dining table, is a completely private, west facing garden creating the perfect entertaining space. Both bedrooms are well proportioned with the master being in a cleverly designed mezzanine level and the second bedroom overlooking the peaceful garden.

Ardilaun Road is set close to the green spaces of Highbury fields and Clissold park as well as local shopping at the prestigious Highbury Barn. The property is seconds away from highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Bourne 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 as Arsenal underground (Piccadilly line) and Highbury & Islington station (Victoria and East London lines).



Ardilaun Road, N5

Approx. Gross Internal Floor Area 557 sq. ft / 51.75 sq. m



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.

Winkworth

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 | 67 | 76 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |