



**FLAT 9, WILMINGTON HOUSE, 18 Highbury Crescent, London, N5
£450,000 SHARE OF FREEHOLD**

A SUPERB ONE BEDROOM FLAT IN A GRAND VICTORIAN CONVERSION SET ON Highbury Fields

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DESCRIPTION:

This outstanding one bedroom flat is situated directly on Highbury Fields in an impressive Victorian conversion.

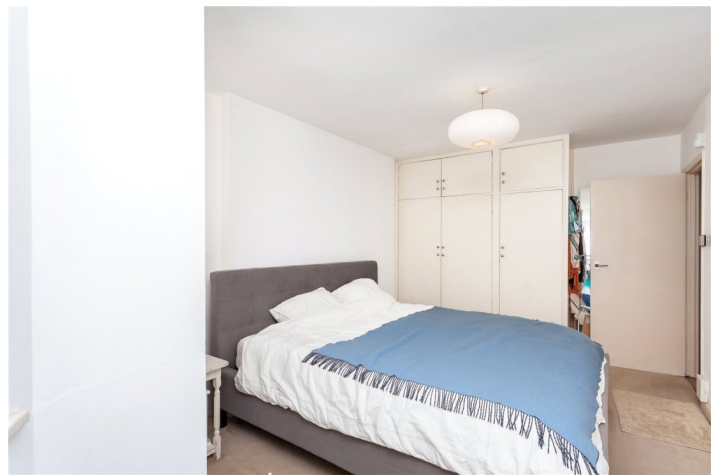
The flat is offered in fantastic condition throughout and offers bright and well set out accommodation.

A stunning large bay window floods the living room in natural light whilst the modern separate kitchen offers ample worktop and storage space. The double bedroom benefits from inbuilt storage and a contemporary shower room has been tiled throughout and boasts quality fittings and luxurious oversize shower.

Wilmington house is set directly on Highbury Fields and is just moments from some fantastic local amenities. The property is close to highly renowned shops on Highbury Barn, 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. Upper Street offers a selection of fantastic bars, restaurants and high street shops as well as an array of brilliant transport links

Highbury & Islington station (Victoria and Overground) is just moments away whilst Drayton Park provides links direct to Moorgate. There are a number of strong bus routes taking you into the West End and the City and international links are facilitated from St Pancras.

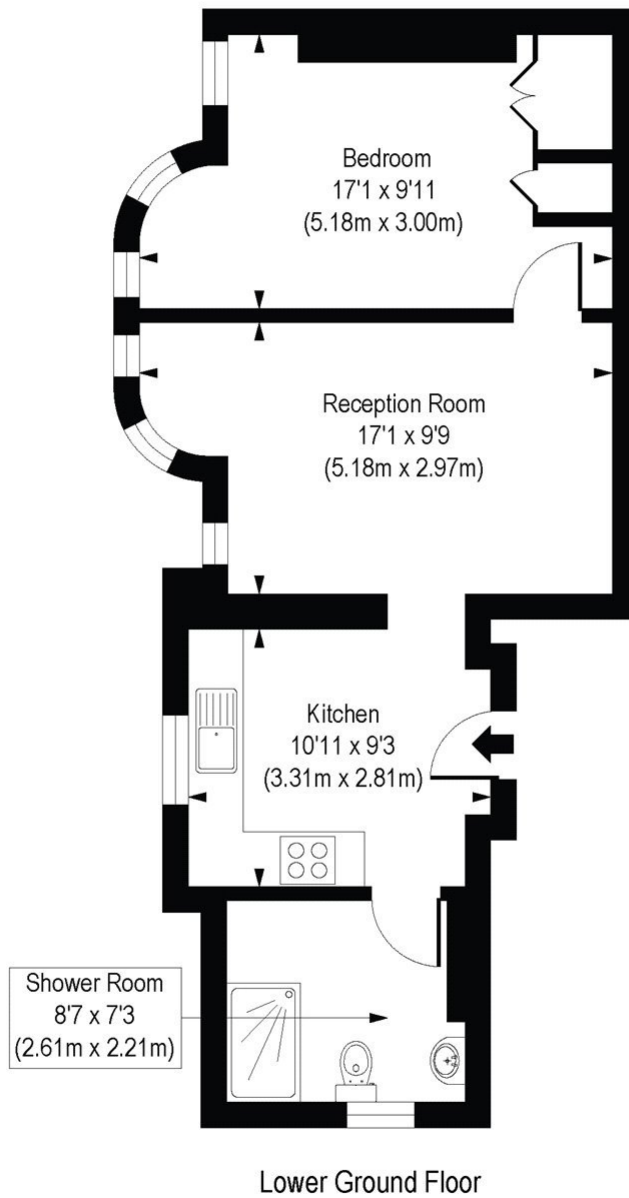
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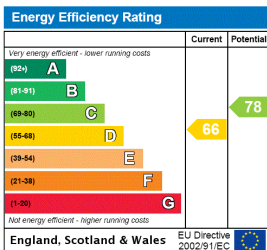
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Approx. Gross Internal Floor Area 483 sq. ft / 44.90 sq. m



COMPLIANT WITH BCS 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.



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