



HIGHBURY QUADRANT, LONDON, N5
£499,999 LEASEHOLD

A BEAUTIFUL, TWO DOUBLE BEDROOM APARTMENT WITH PRIVATE BALCONY IN HIGHBURY, N5.

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DESCRIPTION:

A spacious, two double bedroom, first floor apartment set moments from Clissold Park. Standing at 678 sqft, the property offers bright and spacious interiors, while being tastefully decorated throughout. The reception room is also incredibly light due to a south-east dual aspect and provides access to a private balcony. Positioned directly behind is a fully equipped kitchen, with the useful addition of a breakfast bar, ideal for those morning coffees. Both double bedrooms are well proportioned, while the property is completed with a family bathroom, separate wc and benefits copious amounts of storage in the hallway.

The property is located moments from Highbury Barn and the open space of Highbury Fields and Clissold Park. Church Street with it's fantastic array of boutique shops, eateries and bars is close by whilst Upper Street is also within easy reach. Fantastic transport links can be found nearby with Arsenal tube station (Piccadilly line) providing the nearest underground travel, whilst Finsbury Park station (Victoria line) offers both over ground and underground services. Many bus routes are also located nearby offering easy access to the City and West End.

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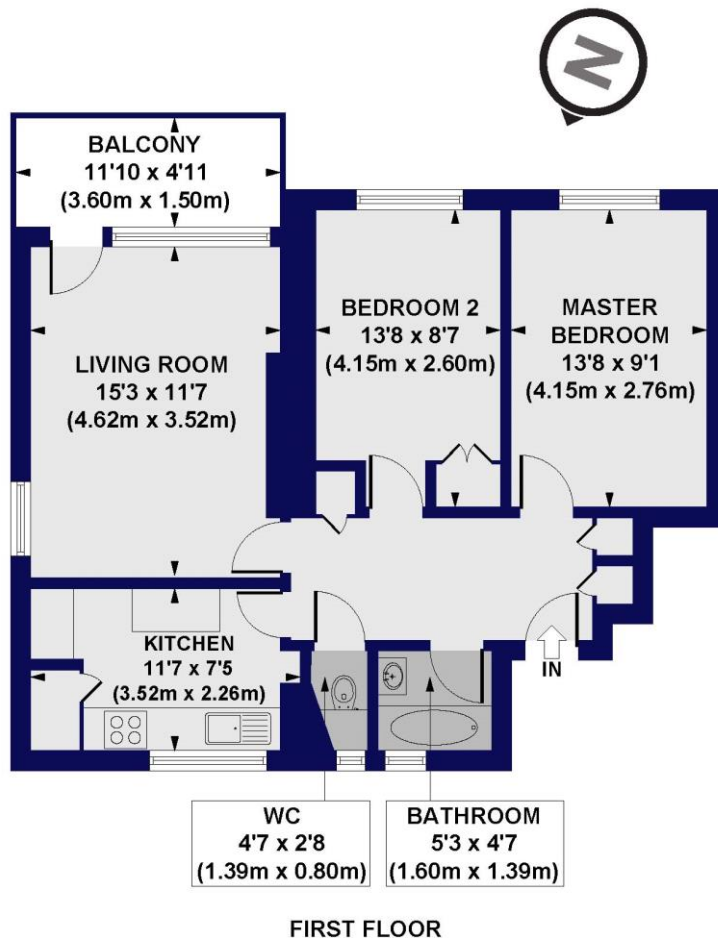


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Highbury Quadrant, N5

Approx. Gross Internal Floor Area 678 sq. ft / 62.96 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.

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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		82	82
EU Directive 2002/91/EC			

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