



**ARDILAUN ROAD, HIGHBURY, N5**  
**£475 PER WEEK UNFURNISHED**

## A SPACIOUS TWO BEDROOM CONVERTED APARTMENT IN A QUIET, SOUGHT AFTER LOCATION IN HIGHBURY

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

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Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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### DESCRIPTION:

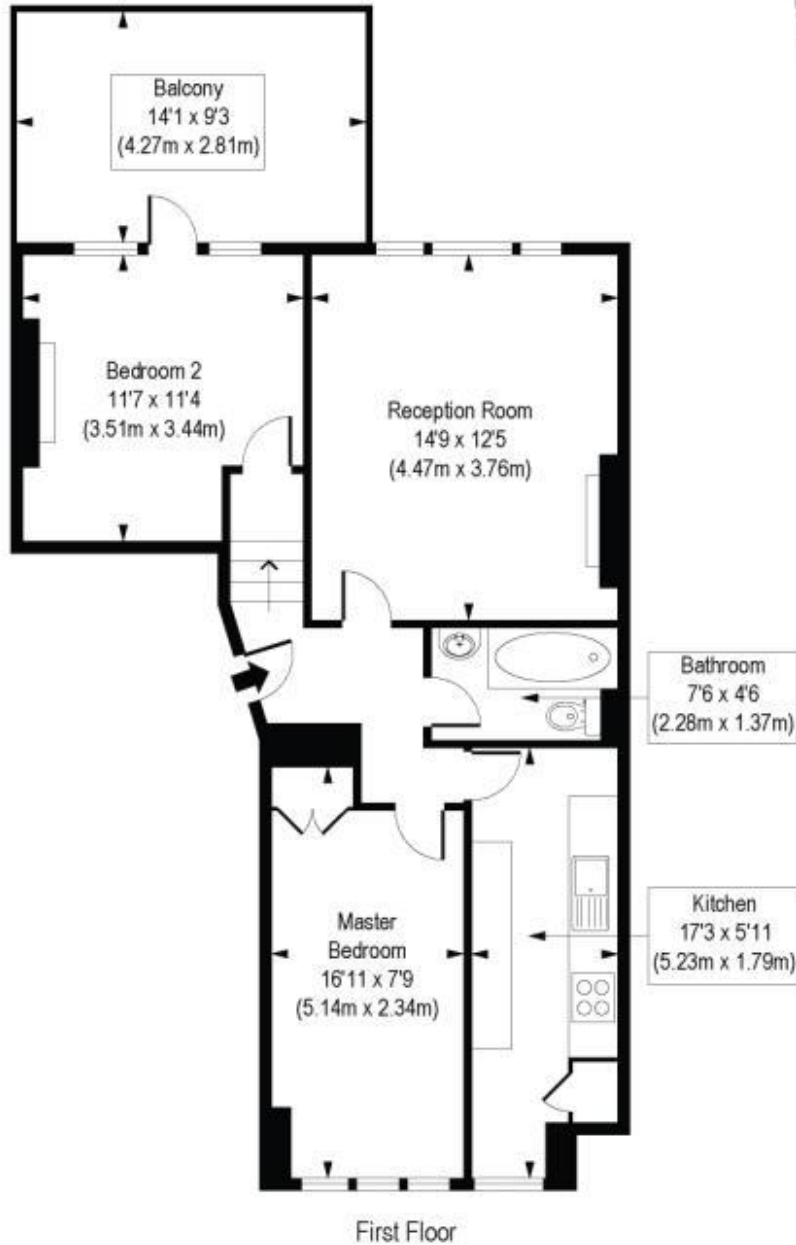
Situated in the heart of Highbury, just moments from the beautiful Highbury Barn, is this spacious two bedroom converted apartment. Accommodation briefly comprises, living room, separate kitchen, two double bedrooms and family bathroom and a great south-west facing roof terrace. The property is also situated moments away from a fantastic range of shops, bars and restaurants along vibrant Upper Street and Essex Road. The nearest Underground Station is Highbury and Islington (Victoria Line) and Arsenal (Piccadilly Line). For motorists there is easy access into the City and West End while the A1 provides routes out of London. Viewings are highly recommended. Unfurnished.

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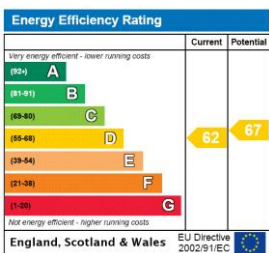
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Ardilaun Road, N5  
 Approx. Gross Internal Area 635 sq. ft / 59.02 sq. m



COMPLIANT WITH BS 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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