



**ESCUAN LODGE, ABERDEEN PARK, HIGHBURY, LONDON, N5
£399,000 SHARE OF FREEHOLD**

**WELL PROPORTIONED ONE BEDROOM FLAT
IN A WELL MAINTAINED PRIVATE BLOCK ON
SOUGHT AFTER PRIVATE ROAD**

Highbury | 0207 989 7000 | highbury@winkworth.co.uk





DESCRIPTION:

This ground floor one-bedroom flat situated in a private low-rise block on the popular and sought after tree-lined street,

'Aberdeen Park' provides a peaceful and serene environment. Upon entering, the flat boasts a spacious entry hall with generous storage, a large living room flooded with natural light and a separate well-equipped kitchen. The front of the flat comprises a sizeable double bedroom with in-built wardrobes and the property is completed with a family bathroom.

The property is one of very few apartments which comes with a private small lock up garage and further additional storage space.

Aberdeen Park is a highly desirable, private, no-through road which is lined with mature trees and conceals some of Highbury's most exclusive properties.

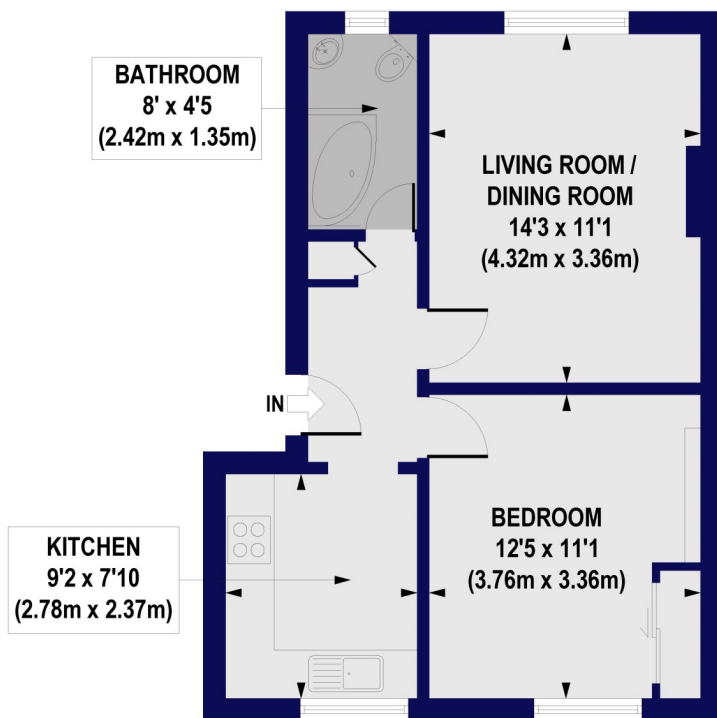
The flat is located close to the entrance of the green spaces of Highbury Fields. The prestigious Highbury Barn is also close by and offers highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Bourne's Fishmongers and Highbury Vintners, all of which are hugely popular with locals as well as drawing those from further afield.

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Escuan Lodge, Aberdeen Park, N5
Approx. Gross Internal Floor Area 461 sq. ft / 42.83 sq. m



GROUND FLOOR

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		73	79
EU Directive 2002/91/EC			

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