



ARDILAUN ROAD, Highbury, N5  
£550 PER WEEK FURNISHED, PART FURNISHED

## A BEAUTIFUL AND SPACIOUS TWO BEDROOM APARTMENT WITH ITS OWN PRIVATE GARDEN SET CLOSE TO Highbury Barn

### SUMMARY:

Situated in the heart of Highbury, just moments from the beautiful Highbury Barn, is this spacious two bedroom apartment with its own private garden. Finished to the highest standards, the accommodation briefly comprises, living room with wooden floor, eat-in kitchen which opens out to a delightful private garden, two double bedrooms and family bathroom. The property is also situated moments away from a fantastic range of shops in Highbury Barn with the bars and restaurants along vibrant Upper Street also close at hand. The nearest Underground Station is Highbury and Islington (Victoria Line) and Arsenal (Piccadilly Line), and for motorists there is easy access into the City and West End while the A1 provides routes out of London. Standing at over 850 square feet, viewings are highly recommend.

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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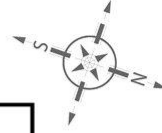


## ACCOMMODATION

Long Let, 2 Bedrooms, 1 Reception Room, 2 Bathrooms, Flat/Apartment, Garden, Period, Furnished, Part Furnished, 853 Approx Sq Ft

# Ardilaun Road, N5

Approx. Gross Internal Floor Area 867 sq. ft / 80.55 sq. m (Excluding Restricted Height Area & Storage)  
Approx. Gross Internal Floor Area 908 sq. ft / 84.40 sq. m (Including Restricted Height Area & Storage)



COMPLIANT WITH RICS 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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