



HIGHBURY HILL, LONDON, N5  
£1,300,000 SHARE OF FREEHOLD

A BEAUTIFUL, THREE BEDROOM, TWO  
BATHROOM APARTMENT WITH ITS OWN  
TERRACE IN PRIME HIGHBURY, N5.

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## DESCRIPTION:

A truly sensational, three double bedroom, two bathroom apartment positioned on one of Highbury's most popular streets, Highbury Hill. Standing in excess of 1,800 sqft, the property is split across the second & third floor and includes a fantastic amount of storage throughout. Accommodation comprises of a wonderfully bright, south facing reception room with four large sash windows allowing for an abundance of natural light to stream through. Set just off the living room is a spacious kitchen with plentiful worktop space and cupboards, along with Bosch integrated appliances. All three bedrooms are well proportioned doubles, the master spanning the entire third floor which features it's own shower room, while the other two bedrooms both include built in wardrobes. The property is completed with a stunning roof terrace, perfect for entertaining and a modern family bathroom.

The flat is set moments from the iconic clocktower at the entrance to Highbury Fields and is perfectly set for the independent shops at Highbury Barn. The high street shops, bars and restaurants on Upper Street are located via the vibrant open spaces of Highbury fields.

Transport links are some of the best around creating effortless access across London. Arsenal offers the closest underground links on the Piccadilly line whilst Highbury and Islington provides the Victoria line and overground services. The weekday service from Drayton Park goes to Moorgate and an array of bus routes are on hand which provide routes to Angel, The City and West End.

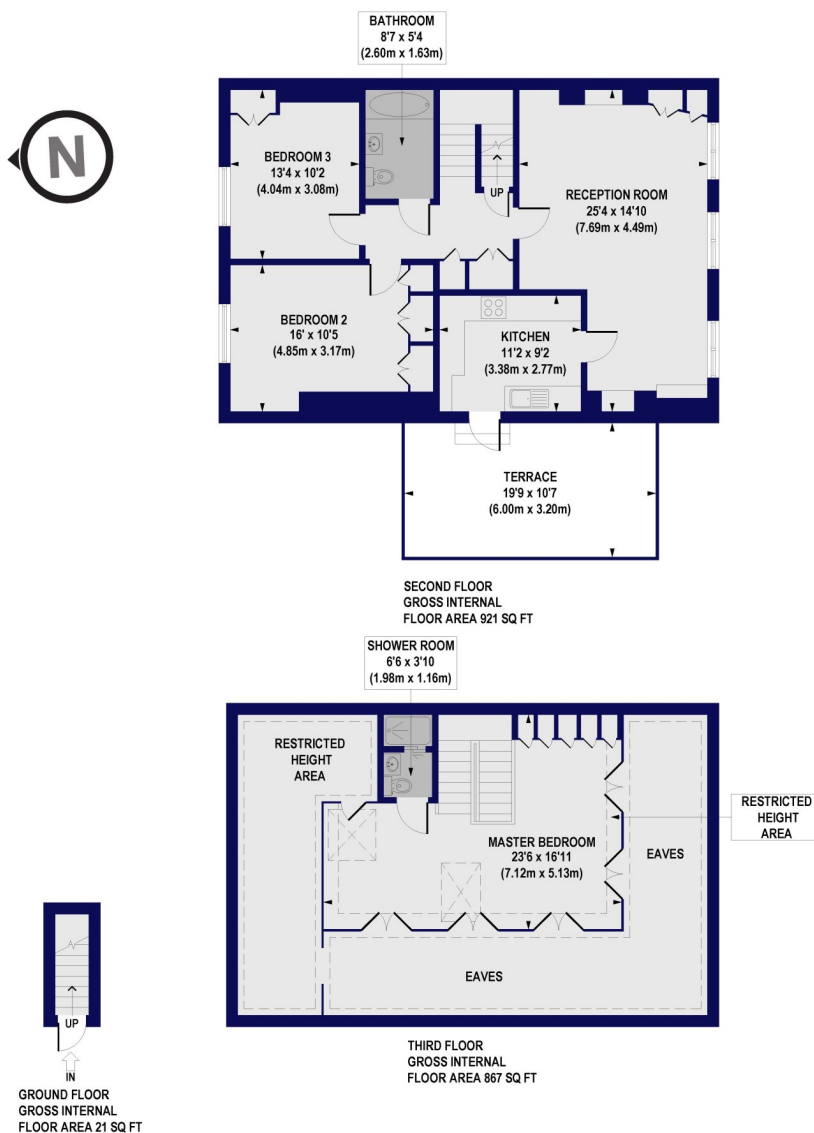
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# Highbury Hill, N5

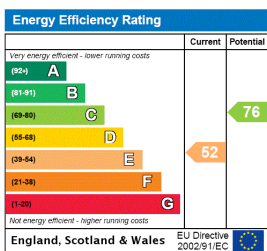
Approx. Gross Internal Floor Area 1809 sq. ft / 168.02 sq. m (Including Restricted Height Area & Eaves)  
 Approx. Gross Internal Floor Area 1246 sq. ft / 115.68 sq. m (Excluding Restricted Height Area & Eaves)



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.



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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