



HIGHBURY NEW PARK, LONDON, N5
£875,000 LEASEHOLD

A 1011 SQ. FT. TWO BEDROOM PERIOD APARTMENT WITH PRIVATE GARDEN IN A CONVERTED VICTORIAN ITALIANATE-STYLE VILLA

Islington | 0207 354 2480 | islington@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

A spacious 1011 sq. ft. two double bedroom lateral conversion apartment with South - East facing garden situated on the raised ground floor of this Victorian Villa located on a tree lined road in Highbury.

This double fronted charming apartment provides great space and light, boasting high ceilings with floor to ceiling sash-windows throughout and comprising; spacious reception room with open plan kitchen; two generously sized bedrooms with larger bedroom offering floor to ceiling sash-windows; second spacious bedroom offering tranquil views of the back garden; family bathroom with bath and separate overhead shower; the property additionally benefits from a private garden accessed directly from the apartment via metal staircase. The apartment floor is also lined with sound-proofing .

Highbury New Park is set just moments from the prestigious Highbury Barn. The property is seconds away from the highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Bournes Fishmongers and Highbury Vintners all of which are hugely popular with locals as well as drawing those from further afield. Aside from its prestigious location the property is close to three neighbouring schools all of which have Outstanding Ofsted. The green open space of Highbury Fields is only 0.5 mile away. Transport links are well serviced by a selection of good bus routes as well Highbury & Islington station (Victoria and East London lines) only 0.5 miles away and Canonbury Overground station only 0.2 miles away.

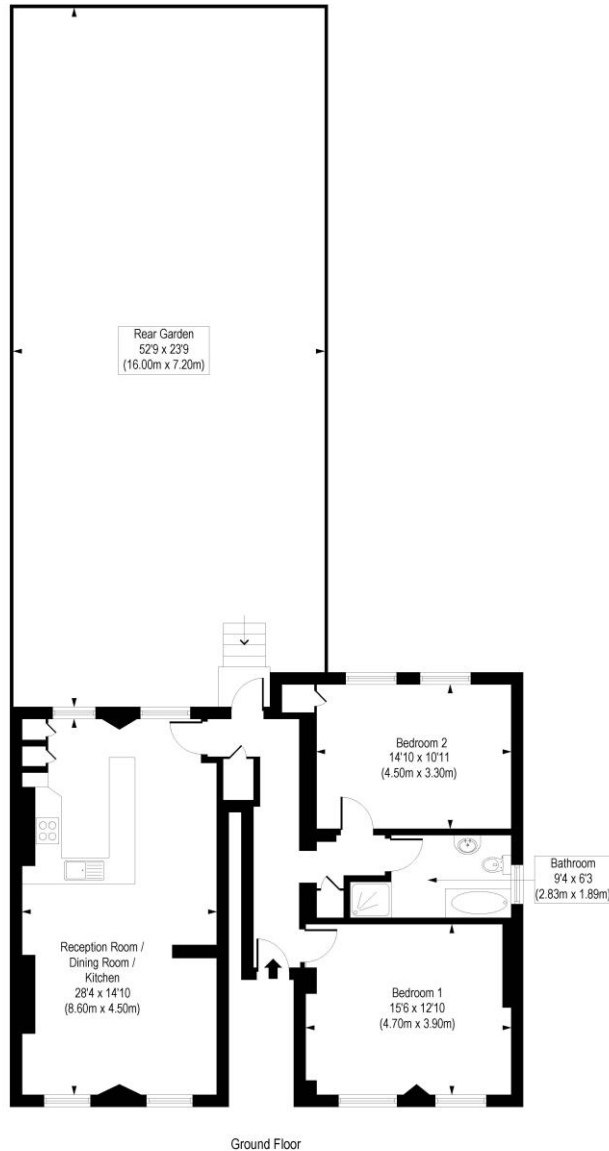
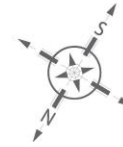
Winkworth



Winkworth

Highbury New Park, N5

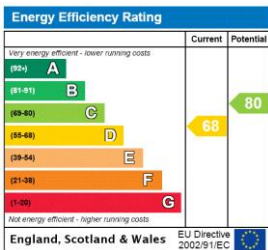
Approx. Gross Internal Floor Area 1011 sq. ft / 93.92 sq. m



Ground Floor

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.



Islington | 0207 354 2480 | islington@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.