



£575,000 Leasehold

**DAVID  
ANDREW**

your  
most  
valuable  
asset



## Highbury Quadrant, N5 2TB

Introducing this well-presented and generously proportioned three double bedroom split-level maisonette, ideally located just moments from Highbury Barn. Spanning approximately 859 sq ft / 79.8 sq m, this home offers a wonderful balance of modern living space, natural light, and a private outdoor garden. Set across two floors, the property boasts a bright and spacious living and dining area with wood flooring and large floor-to-ceiling windows and direct access to a secluded private garden – perfect for entertaining. Adjacent to the living space is a semi-open, fully fitted kitchen, offering ample storage and worktop space as well as a separate WC is also conveniently located on the ground floor. Upstairs, you'll find three generous double bedrooms, each with built-in storage and large windows, ensuring a bright and airy feel throughout. The upper level is fitted with carpeting and includes a contemporary family bathroom.

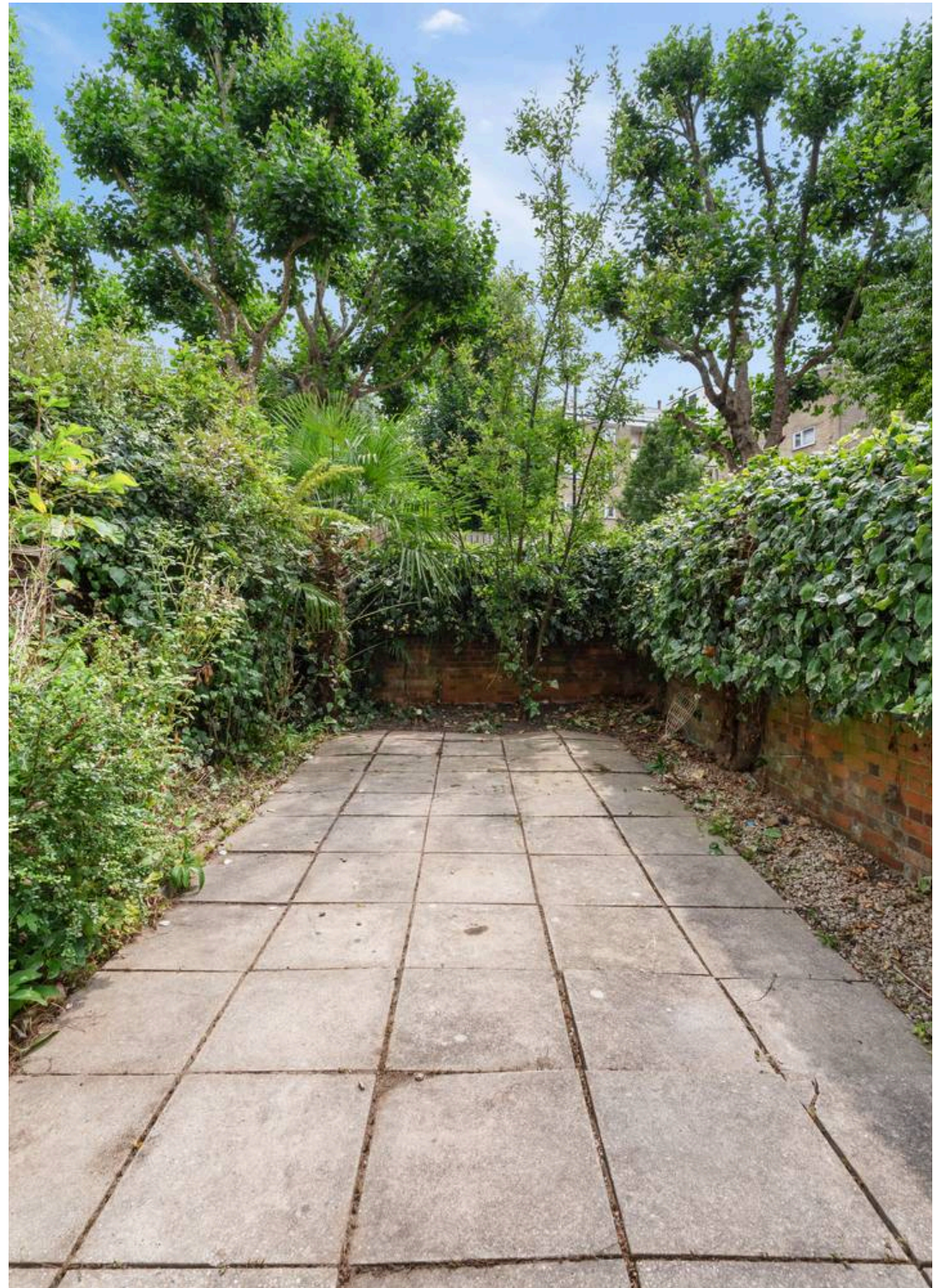
Located a short walk away from Highbury and Stoke Newington, with the beautiful green spaces of Clissold Park a few minutes away. Transport links are well serviced by both a selection of good bus routes and excellent tube links including Arsenal underground station (Piccadilly Line) and Finsbury Park (Victoria Line & National Rail), both within a short walk.

Council Tax band: C

Tenure: Long Leasehold

EPC Energy Efficiency Rating: C

- 859 sq ft / 79.8 sq m
- Three Double Bedrooms
- Private Garden
- Split Level
- Fully Fitted Kitchen
- Bright and spacious open-plan living/dining room
- Ample Storage
- Excellent Location















## Highbury Quadrant, N5

Approximate Gross Internal Area = 855 sq ft / 79.4 sq m

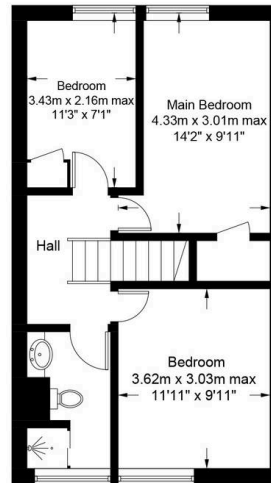
Reduced Headroom = 4 sq ft / 0.4 sq m

Total = 859 sq ft / 79.8 sq m

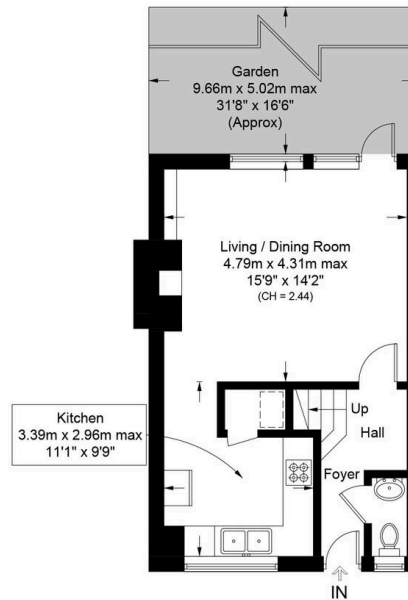
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 = Reduced headroom below 1.5m / 5'0"



**First Floor**



**Ground Floor**

scan to book  
a viewing



**Certified  
Property  
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1222809)

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out the property must not be  
as representations of  
fact. Prospective applicants  
and rely upon their own  
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s. David Andrew Estates  
ility for any error contained

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