



**Highbury Grange, London**  
**£815,000**

**DAVID  
ANDREW**

your  
most  
valuable  
asset

## Highbury Grange, London

Exceptional two-bedroom garden flat arranged on the ground level of this attractive end of terrace Victorian conversion with direct access to a stunning private landscape garden. Offering 73 sqm / 787 Sq.ft of wonderfully social living space including a spacious semi open plan lounge and kitchen with period fireplace ,original wooden shutters, stripped wooden flooring and two well-proportioned double bedrooms one with direct access to a private garden . Additional features include a stylish three piece fully tiled bathroom with heated towel rail and both bath and shower. A truly idyllic Located minutes' walk to Highbury Fields and as well as local parks (Clissold Park, Gillespie Nature Reserve, Highbury Fields, Access to Zone Two Victoria/Piccadilly lines, Overground and National Rail, and regular bus routes. Available mid April 2022 on a furnished basis.

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 73 sqm / 787 Sq.ft
- Victorian end of terrace conversion
- Original features
- Idyllic location
- Private landscape garden
- Offered part furnished
- Two bedroom apartment
- Recently let









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**Archway Office**

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671 Holloway Road  
London, N19 5SE

**T** (0)20 7619 3750

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**Highbury Office**

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90 Highbury Park  
London, N5 2XE

**T** (0)20 7354 9111

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**Finsbury Park Office**

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167 Stroud Green Road  
London, N4 3PZ

**T** (0)20 7281 2000

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**Property Management Office**

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235 Blackstock Road  
London, N5 2LL

**T** (0)20 7354 9222

**Agent's Note:**

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective applicants must make and rely upon their own enquiries and those of professional representatives. David Andrew Estates accepts no liability for any error contained in these particulars.



*scan to book  
a viewing*