



Beechcroft Court, Leigh Road, Highbury, N5 1AJ
£575,000

**DAVID
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most
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asset

Beechcroft Court, Leigh Road, N5 1AJ

Introducing a spacious and well-presented three-bedroom flat nestled in the vibrant heart of Highbury. This charming split-level home offers an ideal layout, with the living and dining room, separate modern kitchen, and WC on the entrance floor, and three double bedrooms and bathroom located on the upstairs floor. With its dual East-West aspect you'll enjoy sun throughout the day, and enjoy the benefit of large double glazed windows throughout. Leigh Road is a prime location, steps from Highbury Fields, and Highbury Barn, offering quality local amenities including an esteemed fishmonger, independent grocers, butcher, and a variety of cafés. Additionally, Upper Street is within easy walking distance and offers an exceptional range of boutique shops, delicatessens, bars, and restaurants.

Excellent transport connections are available a short walk away, including Highbury & Islington (Victoria Line and London Overground), Arsenal (Piccadilly Line) and Drayton Park (National Rail), offering direct services to Moorgate, with plenty of bus routes available at your doorstep too.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- 782 sq ft / 72.7 sq m Internal Living Area
- Bright & Sunny Throughout with Dual Aspect (East-West)
- Three Double Bedrooms
- One Bathroom + Separate WC
- Sold Chain-Free
- Split-Level
- Separate Modern Kitchen
- Lease Remaining: 172 Years | Service Charge: £2436 p.a | Ground Rent: £10.pa
- Prime Location - Moments from Transport Links, Highbury Fields, Highbury Barn and Upper Street
- Positioned On The Second and Third Floor









Beechcroft Court, N5

Approximate Gross Internal Area = 765 sq ft / 71.1 sq m

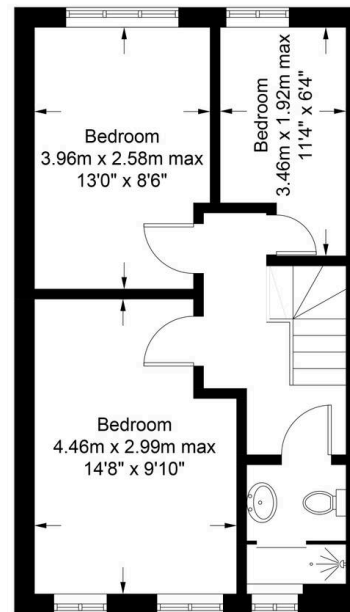
Reduced Headroom = 17 sq ft / 1.6 sq m

Total = 782 sq ft / 72.7 sq m

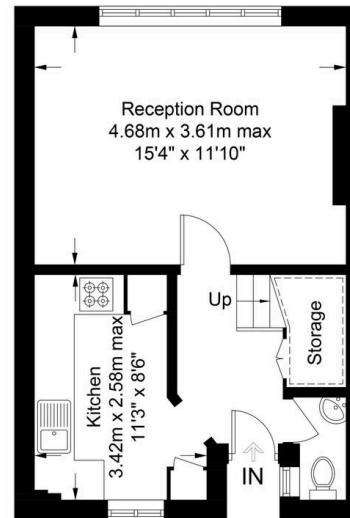
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[] = Reduced head height below 1.5m



Third Floor



Second 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. (ID1225349)

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as been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own d those of professional s. David Andrew Estates bility for any error contained in these particulars.

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