



Blackstock Road, N5 1EN

Guide Price **£695,000**

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ANDREW**

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Blackstock Road, Highbury, N5 1EN

Introducing an immaculate two-bedroom flat ideally positioned in the heart of Highbury. Offering a generous 847 sq ft / 78.7 sq m of internal living space, this beautifully presented home benefits from a secure private entrance at the end of a small courtyard 'boutique' development. It is set back from Blackstock Road and behind an electronic gate, so it is very quiet and offers a sense of peace and privacy.

Bright and spacious throughout, the property features a superb open-plan kitchen, living and dining area that opens directly onto a private balcony – a perfect setting for relaxing or entertaining. The principal bedroom includes bespoke built-in wardrobes, an en-suite shower room, and its own private balcony. The second double bedroom is well-proportioned with ample space for storage, while the main bathroom is modern and bright. A west-facing aspect floods the flat with natural light, complementing its warm and inviting feel.

Ideally located, residents enjoy easy access to Highbury's vibrant cafés, boutiques, restaurants and the green open spaces of Clissold Park and Highbury Fields, with excellent transport links via Highbury & Islington, Arsenal and Finsbury Park stations.

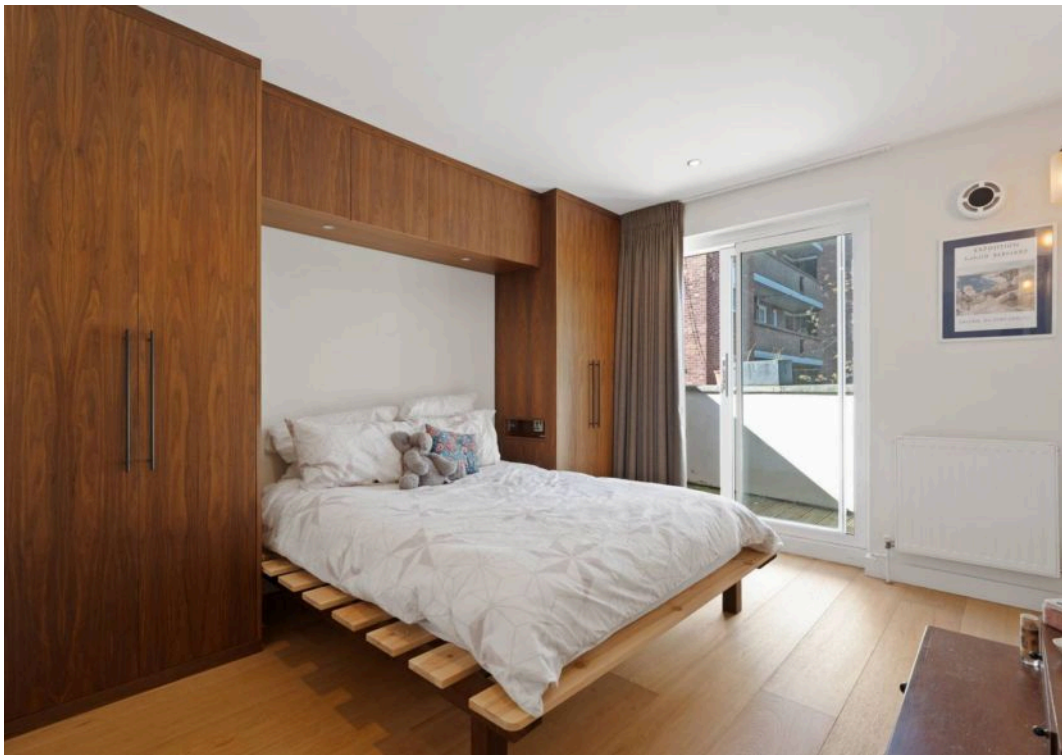
Council Tax band: D

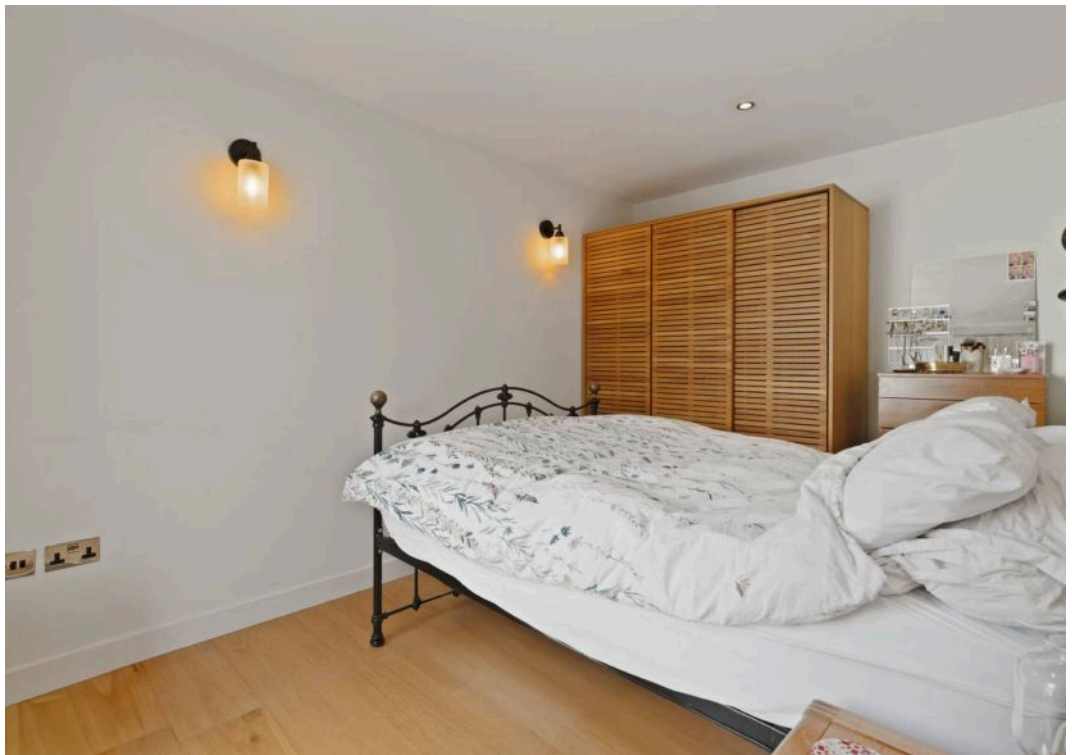
Tenure: Leasehold (104 yrs remaining)

EPC Energy Efficiency Rating: C

- 847 sq ft. / 78.7 sq m – Internal Living Area
- Very Well Presented and Spacious Flat
- Two Double Bedrooms
- Two Balconies
- Bright and Sunny West-Facing Aspect
- Modern Bathroom and Ensuite Shower Room
- Secure and Private Entrance to Flat
- Ground Rent: £250p.a | Service Charge £250p.a | Offered Chain-Free
- Central Highbury Location
- Excellent Transport Links, Amenities and Wonderful Parks Nearby









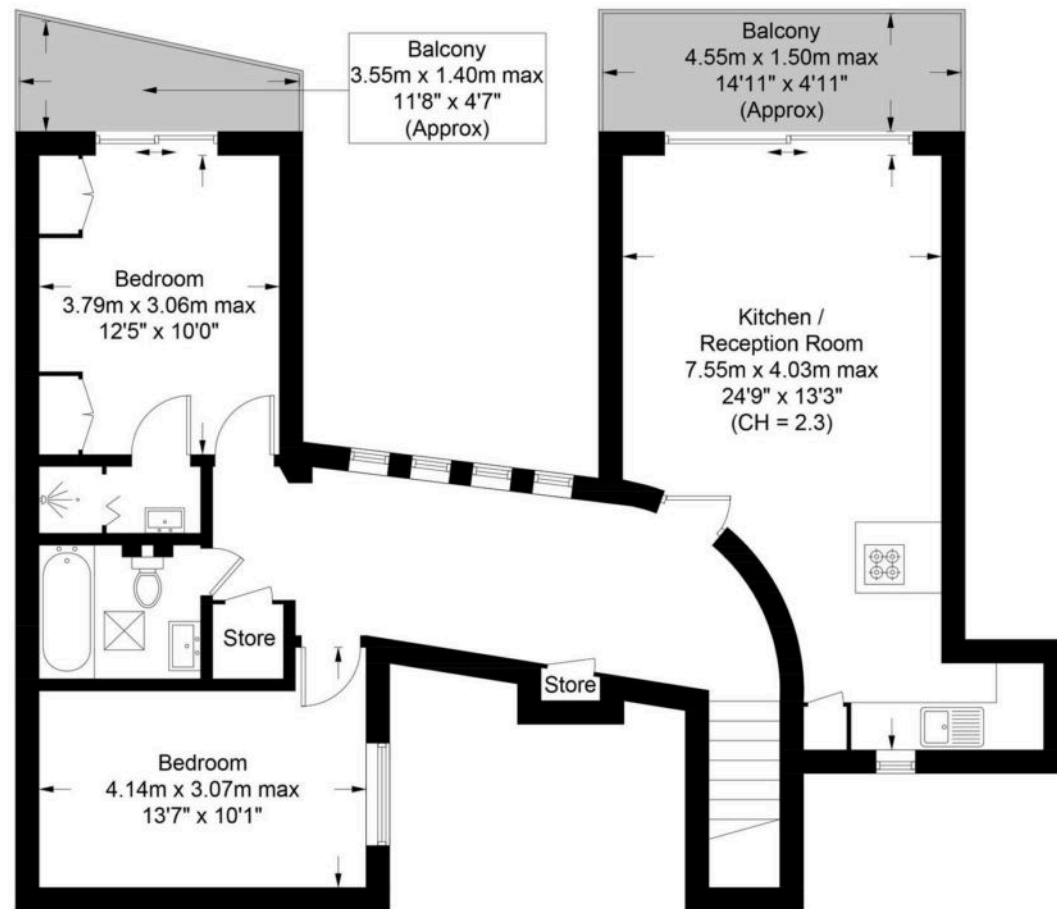


Blackstock Road, N5

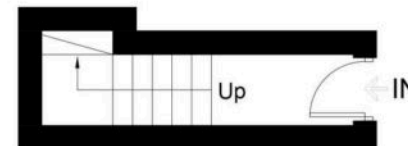
Approximate Gross Internal Area = 847 sq ft / 78.7 sq m

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First Floor



Ground Floor

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222

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. (ID1244461)

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fact. Prospective applicants
and rely upon their own
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