



Highbury Grove Court, Highbury Grove, N5 2NG
£585,000

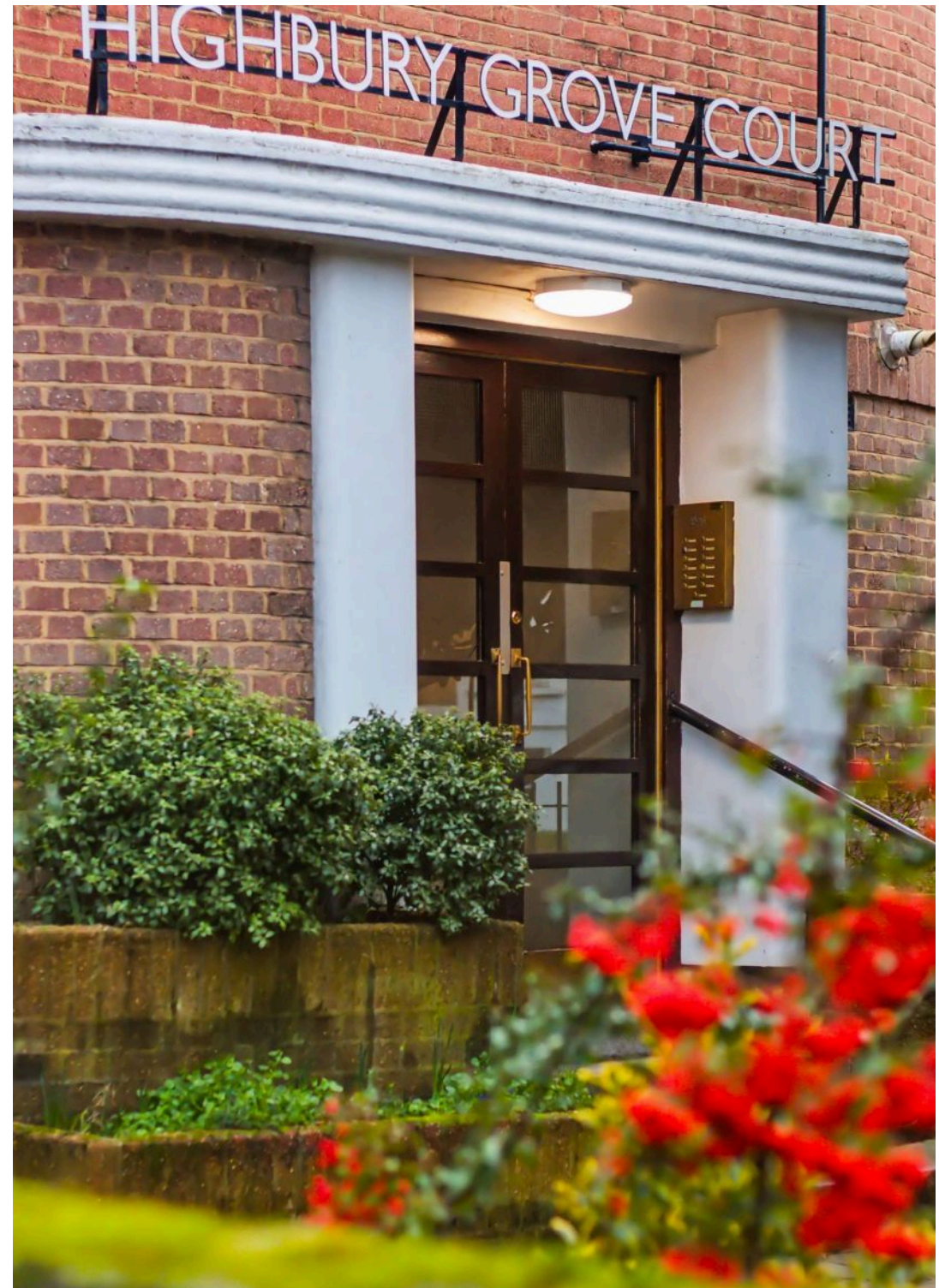
**DAVID
ANDREW** | your
most
valuable
asset

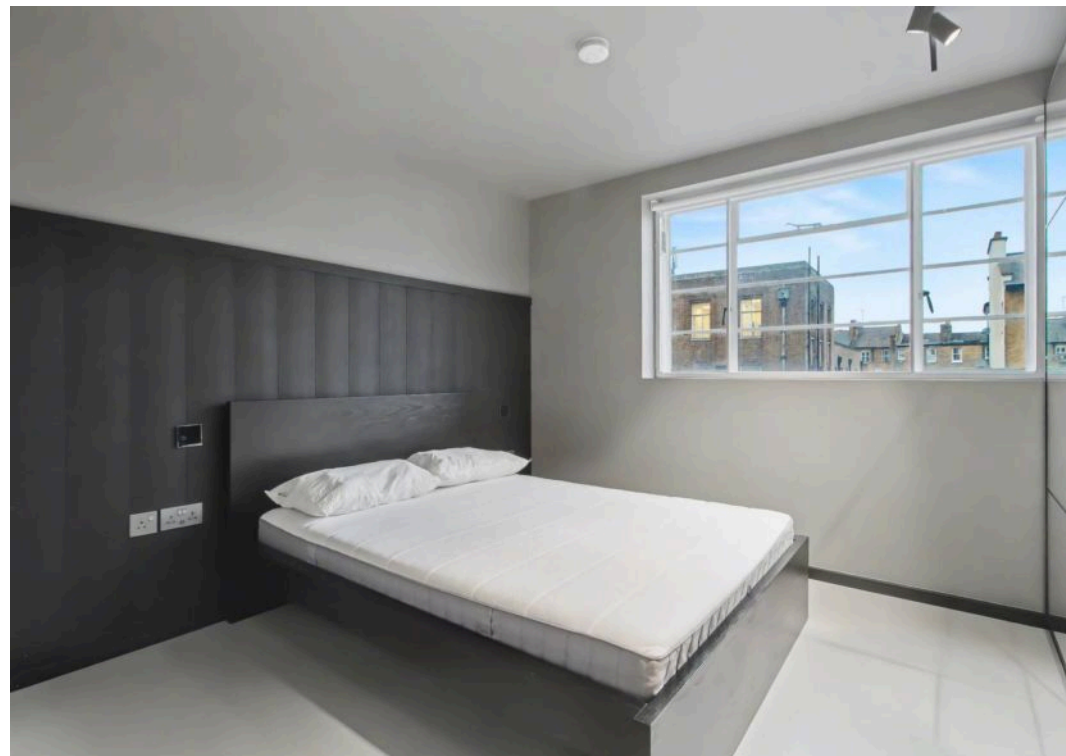
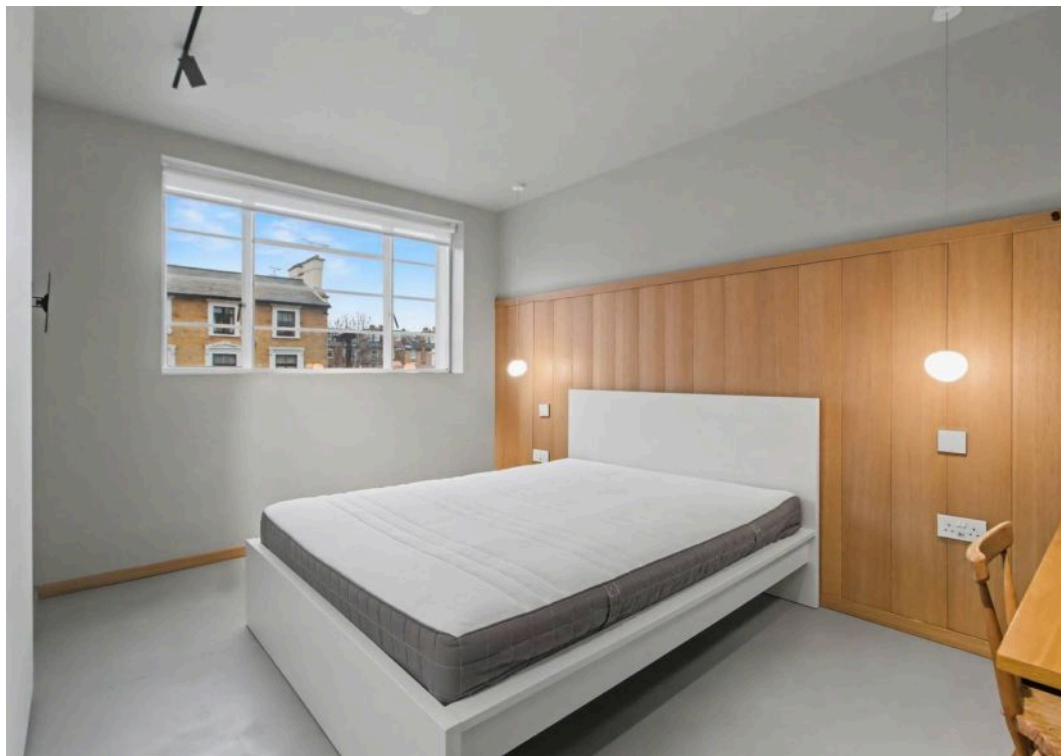
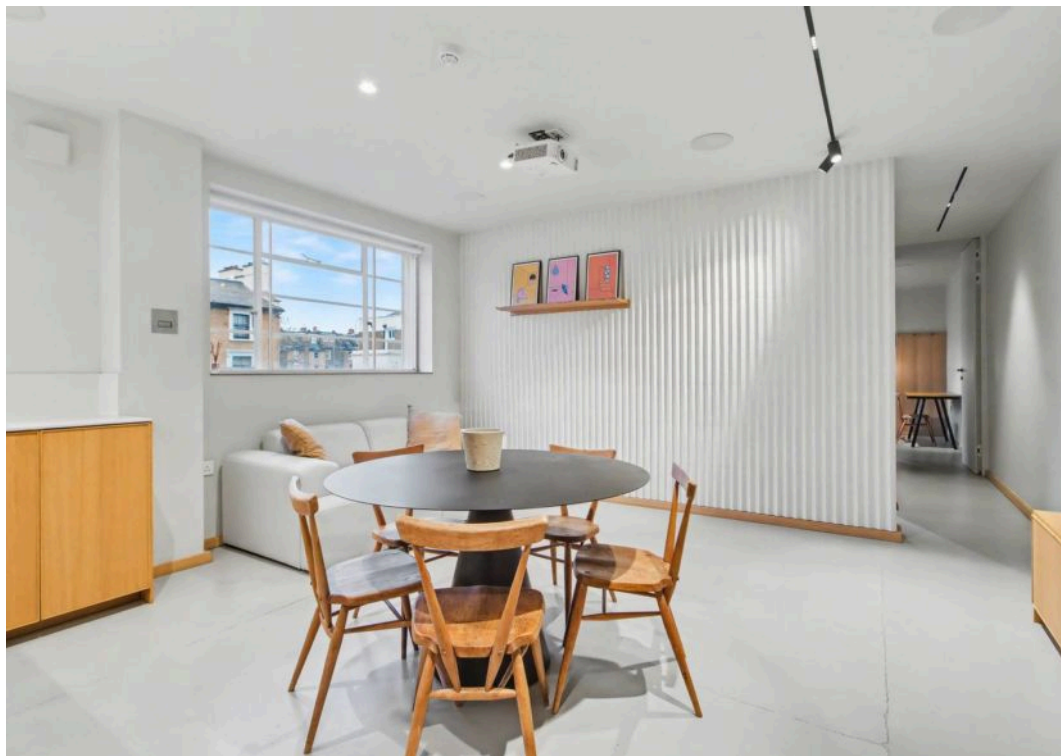
Highbury Grove Court, Highbury Grove, N5 2NG

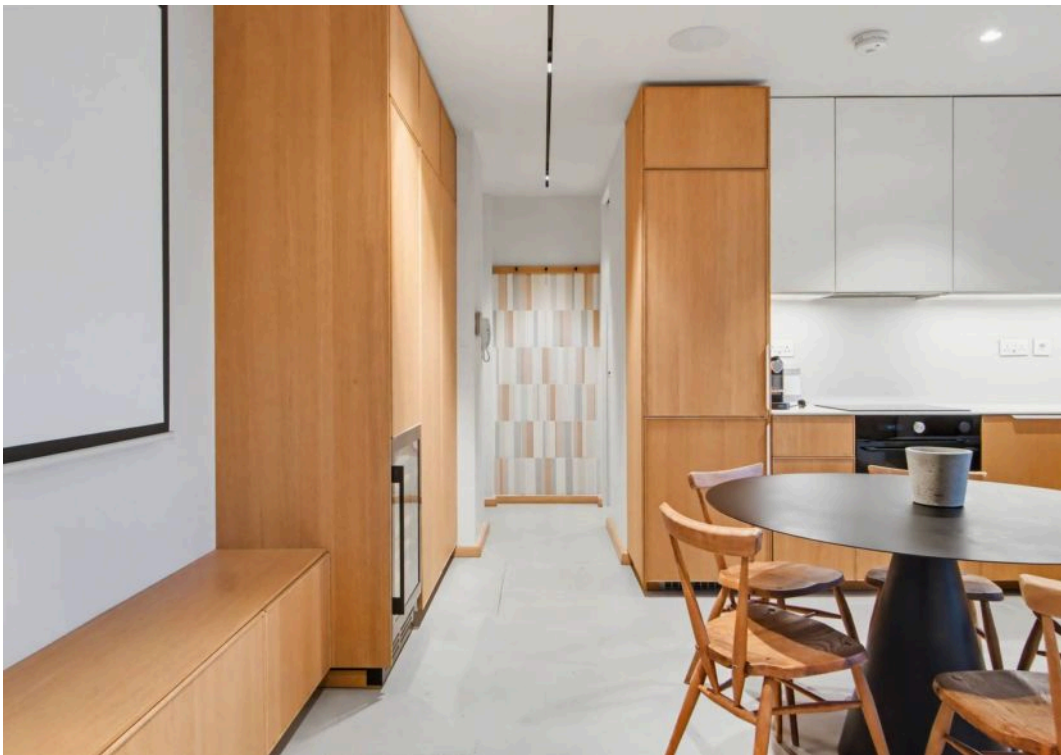
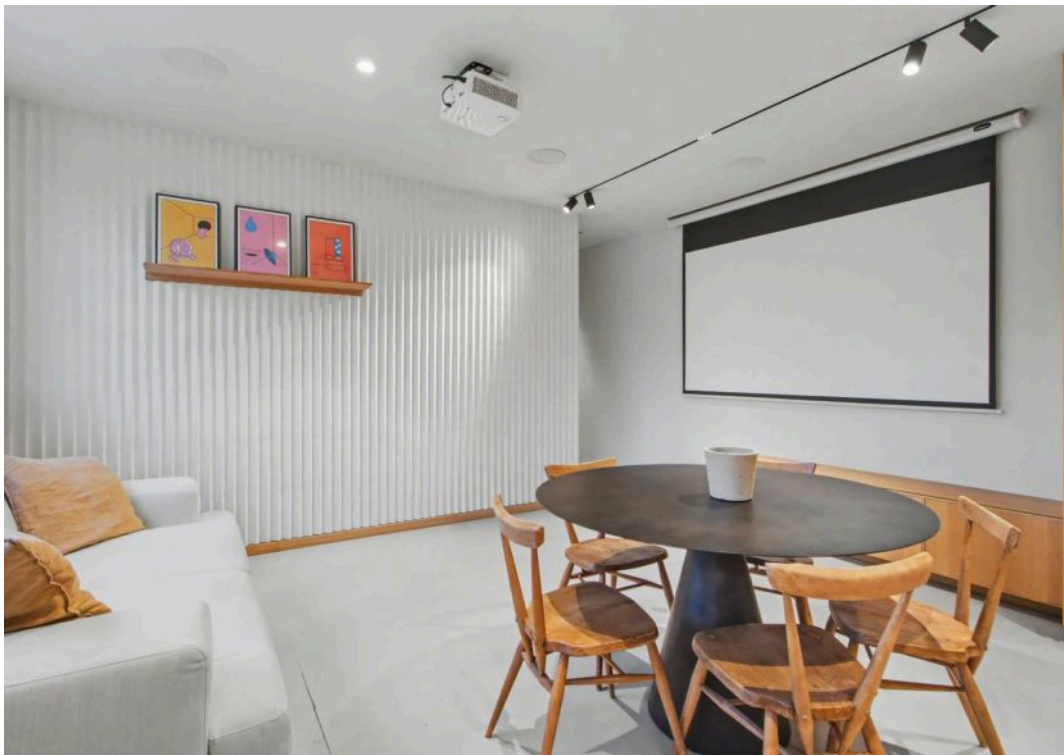
This beautifully presented two-bedroom flat is set within a mid-century building and was meticulously refurbished in 2021 to an exceptional standard, offering a welcoming, move-in ready home in the heart of Highbury. Flooded with natural light, the apartment features underfloor heating throughout, home automation, dimmable lighting, and double glazing. The open-plan kitchen and living space is ideal for both everyday living and entertaining, with sleek porcelain worktops, integrated appliances including a wine cellar, and a dedicated cinema setup with built-in sound system, projector, and screen. Both bedrooms are generously proportioned, with bespoke built-in wardrobes and elegant wood panelling, while the contemporary bathroom is finished with designer porcelain tiles and under-wall towel heating. The building benefits from recently completed lift upgrades, planned refurbishment of communal areas, ultrafast fibre optic internet, and secure bike storage. Highbury Grove is a well-connected and desirable area, moments from the green spaces of Highbury Fields and Clissold Park. Enjoy fantastic transport links, with Highbury & Islington station only a 6 minute walk away, providing easy access to various parts of the city and beyond via Victoria Line Underground, Overground and National Rail Links.

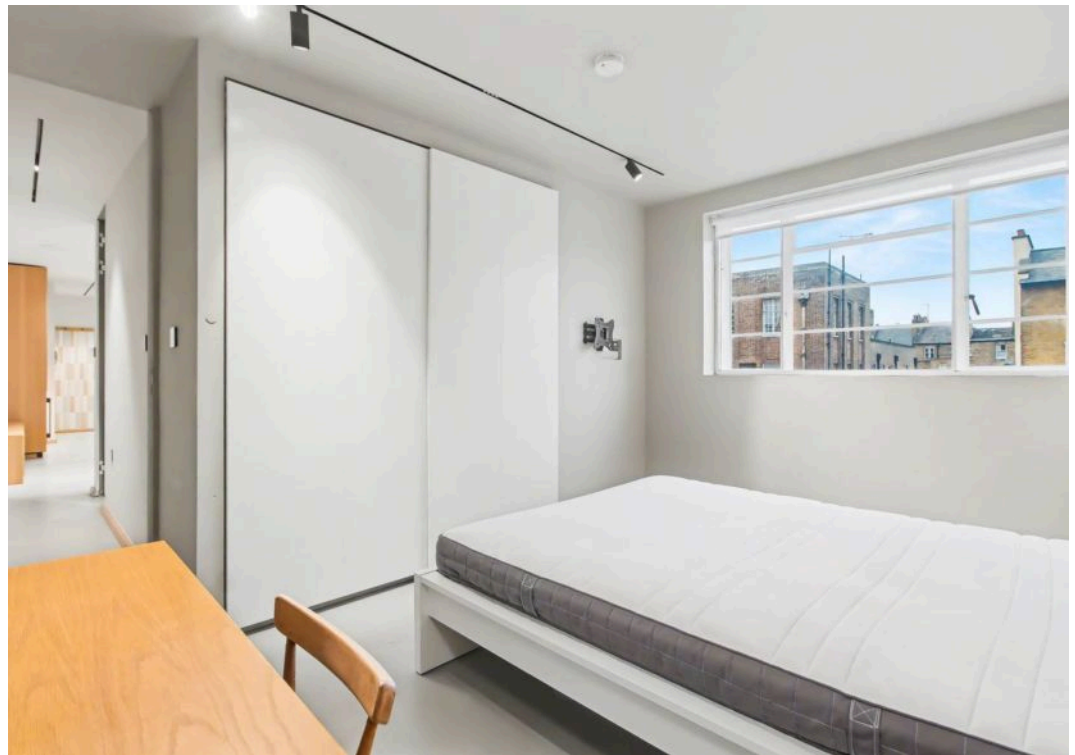
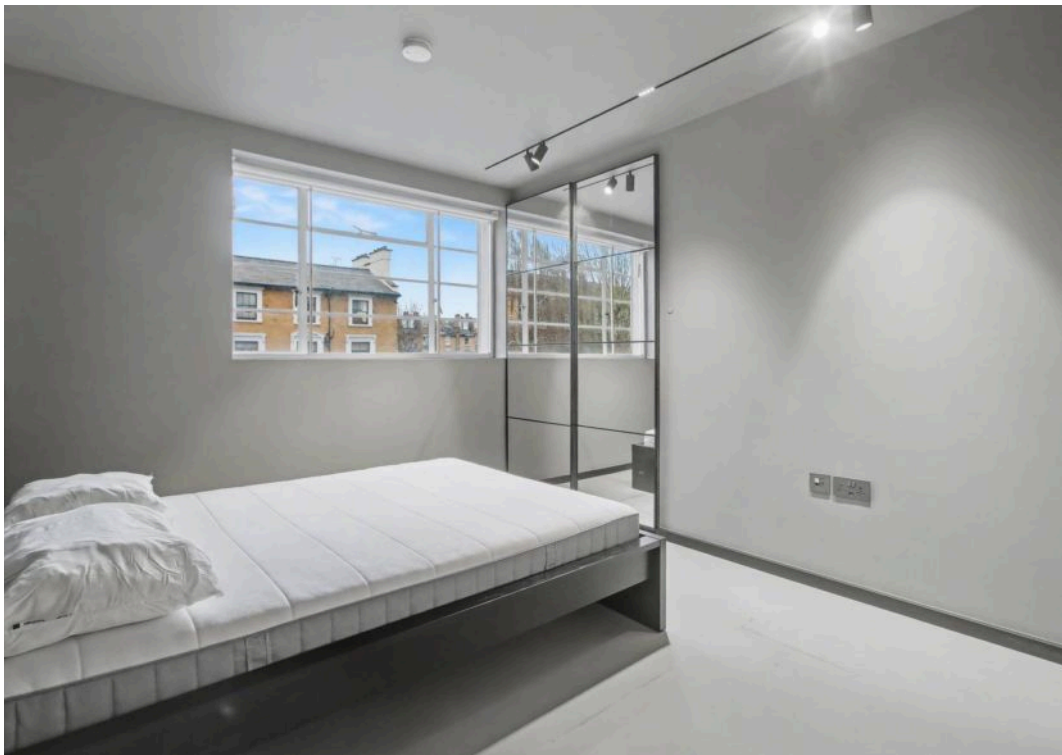
Tenure: Leasehold | EPC Energy Efficiency Rating: C

- Two-bedroom flat in a mid-century building, refurbished to a very high standard in 2021
- 641 sq ft / 59.6 sq m - Internal Living Area
- Bright open-plan kitchen/living space with porcelain worktops and integrated appliances
- Cinema setup with built-in sound system, projector, and screen
- Underfloor heating, home automation, dimmable lighting, and double glazing
- Bright and Sunny Flat - West Facing
- Prime Highbury location near green spaces and excellent transport links
- Lease remaining: 103 yrs | Service Charge: £2100p.a | Ground Rent: £100p.a
- Secure Bike Storage Available
- Sold Chain-Free







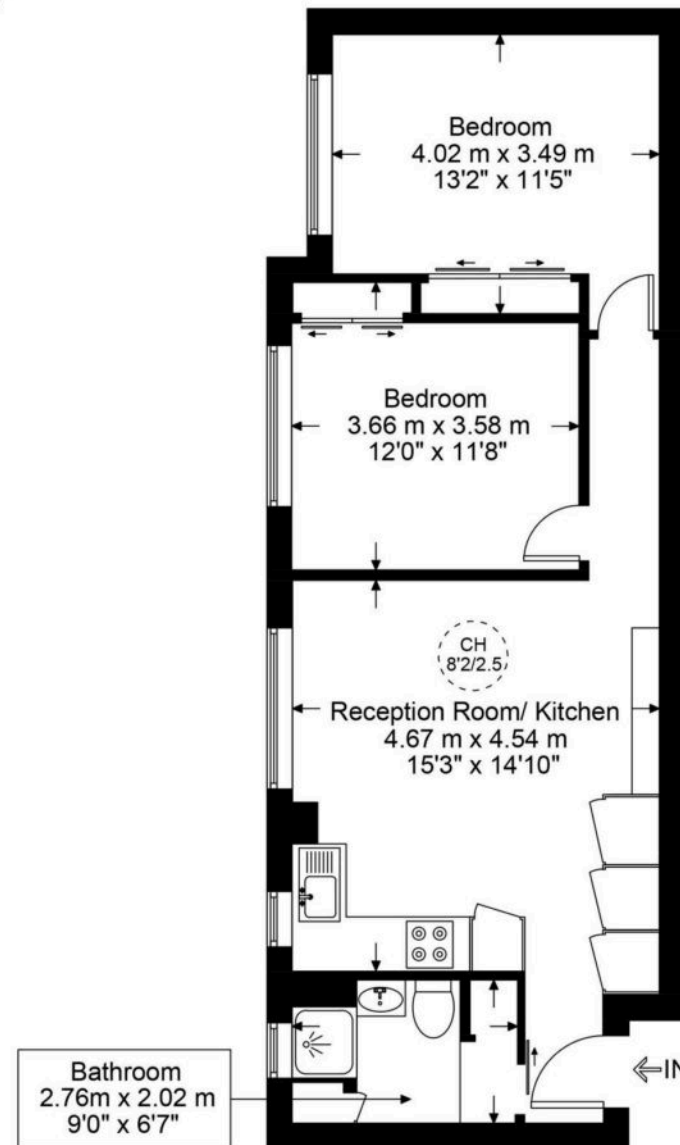




Highbury Grove Court, N5

Approximate Gross Internal Area = 641sq ft / 59.60 sq m

DAVID ANDREW | your most valuable asset



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. (ID???????)



has 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.

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

