



Leigh Road, Highbury, N5 1ST  
£700,000

**DAVID  
ANDREW**

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most  
valuable  
asset

## Leigh Road, Highbury, N5 1ST

A bright and well-presented three bedroom flat arranged over two floors located on Leigh Road, a quiet street tucked behind Highbury Barn and beautiful Highbury Fields. This property offers 780 sq.ft / 72.5 sq m of spacious living area, which includes a reception room with a Juliet balcony, a separate kitchen, three double bedrooms, and a modern bathroom. The property is offered with Share of Freehold, and is sold chain-free.

Leigh Road is nestled between the green spaces of Highbury Fields and the highly renowned local amenities of Highbury Barn, including Godfrey's Butchers, La Fromagerie, Da Mario's Deli, Highbury Fishmongers, and Highbury Vintners. Transport links are excellent, with Highbury & Islington station (Victoria Line, Overground and National Rail) a short walk away, Arsenal tube station (Piccadilly line) and ample bus routes available.

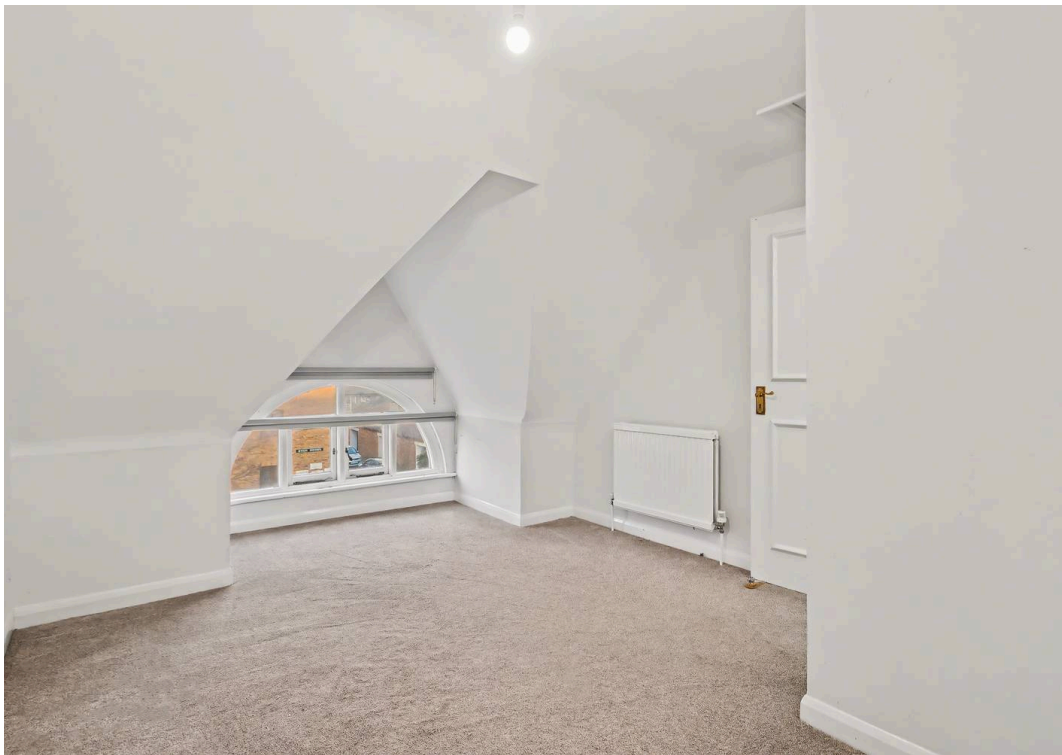
Council Tax band: E

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- 780 sq ft / 72.5 sq m - Internal Living Area
- Bright & Spacious Flat Arranged Over Two Floors
- Three Double Bedrooms
- Exceptional Highbury Location - Wonderful Cafes, Restaurants, Transport and Parks Nearby
- Quiet Street Behind Highbury Fields, Short walk (~10 mins) to Highbury & Islington Station
- Modern Kitchen and Bathroom
- Share of Freehold
- Sold Chain-Free








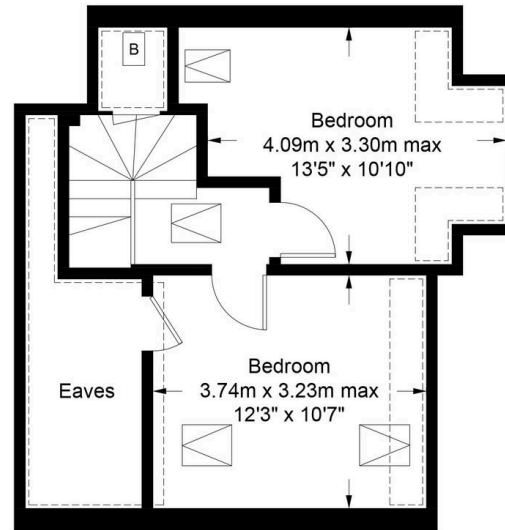


# Leigh Road, N5

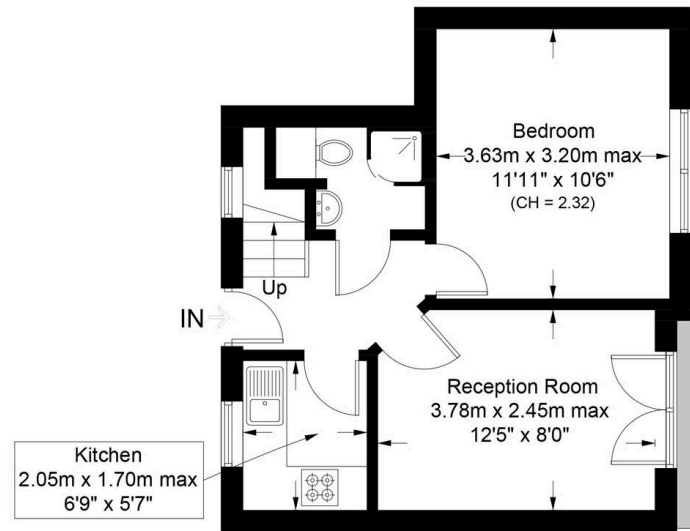
Approximate Gross Internal Area (Excluding Reduced Headroom / Eaves) = 655 sq ft / 60.9 sq m  
 Reduced Headroom / Eaves = 125 sq ft / 11.6 sq m  
 Total = 780 sq ft / 72.5 sq m

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 = Reduced headroom below 1.5m / 5'0



**Second Floor**



**First 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. (ID1036026)



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.

