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Highbury New Park, N5 2TX  
£399,000

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your  
most  
valuable  
asset

## Highbury New Park, N5 2TX

Introducing a beautifully presented one bedroom apartment with a balcony tucked away in a quiet location close to transport links and moments from Clissold park. Internally the property offers 43 sq meters / 470 sq ft of bright internal living space which include a bright spacious living room with direct access to a private balcony perfect for relaxing and socialising. Generous bedroom proportions with built in storage and fully tiled bathroom suite with both bath and shower facilities. The apartment is situated moments from the popular Highbury Barn, as well as the green spaces of Clissold park and a short walk away from Church Street. Transport links are well serviced by a selection of good bus routes as well as fantastic underground link from both Arsenal station (Piccadilly line) and Finsbury Park (Victoria, Piccadilly and over ground services).

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- 43 sq m / 470 sq ft
- First floor
- One double bedroom
- Private balcony
- Spacious reception/living area
- Separate Kitchen
- Excellent local transport links
- Amazing location





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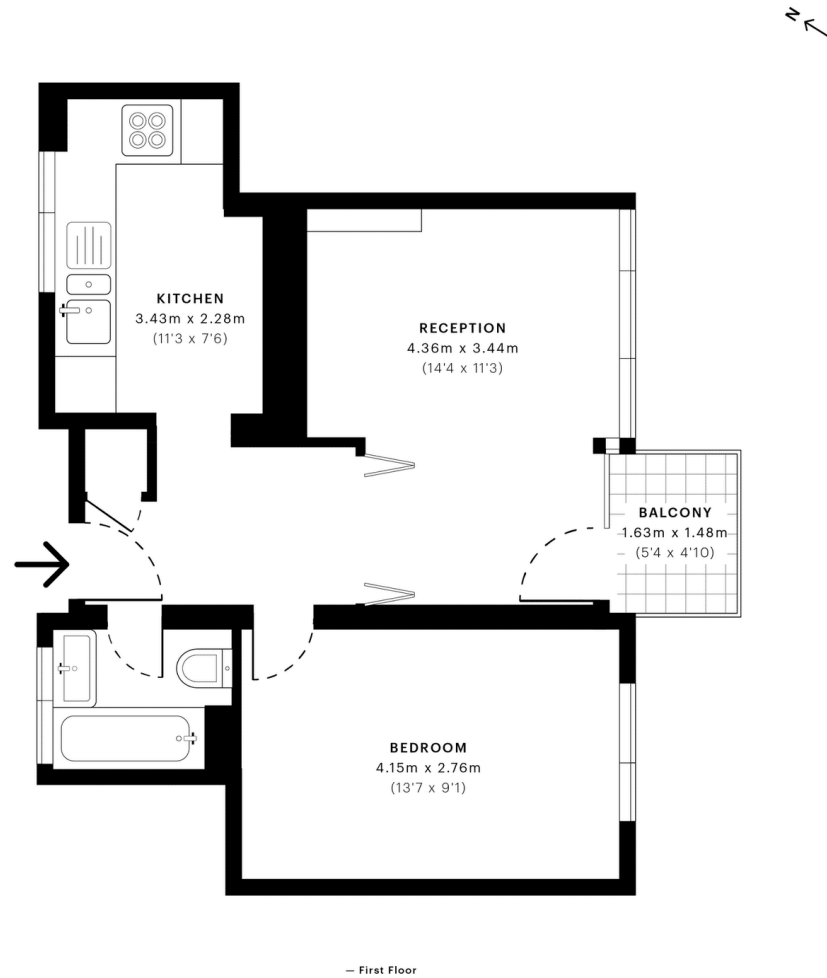
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**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
43.73 sqm / 470.71 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
39.71 sqm / 427.43 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
2.38 sqm / 25.62 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 46.75 sqm / 503.21 sqft  
IPMS 3C RESIDENTIAL 43.02 sqm / 463.06 sqft

SPEC ID 60ec2f508348c40de7d9118b

has been exercised in the of these particulars, about the property must not be or as representations of or fact. Prospective applicants e and rely upon their own and those of professional ives. David Andrew Estates liability for any error contained in these particulars.

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scan to book a viewing

