



Highbury Hill, London
£850,000

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ANDREW**

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Highbury Hill

A substantial and well-presented split-level two-bedroom garden flat in Highbury, set across the ground and first floor of an attractive period conversion spanning 1090 sq ft (101.3 sqm) of internal living area, and offered with a long leasehold. The bright reception room with high ceilings, and front bay looking out to Highbury Hill, which allows for an abundance of natural light throughout. The kitchen is generously sized and offers ample space for cooking and dining, a private rear garden, a modern shower room is located on ground floor next to the main bedroom which also looks out to the garden. The first floor offers another good size bedroom and the main family bathroom. Positioned in a highly desirable location, residents enjoy easy access to Highbury's vibrant cafés, boutiques, restaurants and the green open spaces of Highbury Fields and Clissold Park, with excellent transport links via Highbury & Islington, Arsenal and Finsbury Park stations.

Council Tax band: F

Tenure: Leasehold

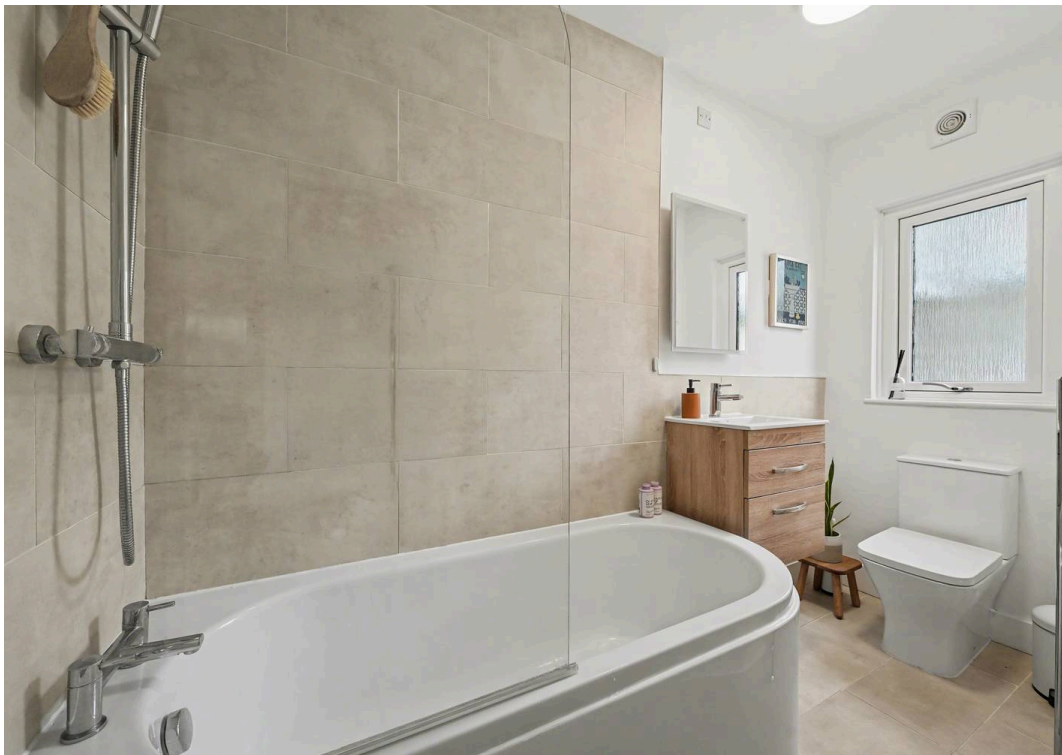
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Two Double Bedrooms
- Split Level
- Private Garden
- Two Bathrooms
- Separate Kitchen Diner
- 1090sqft/101.3sqm
- Front Reception Room
- Great Location







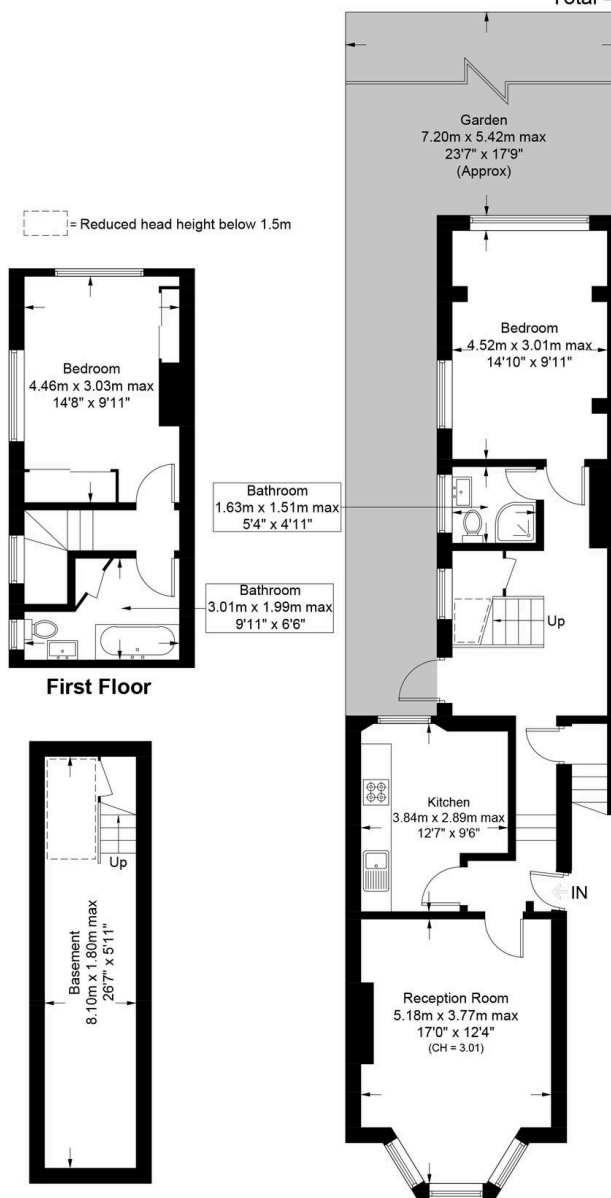




Highbury Hill, N5

Approximate Gross Internal Area = 1061 sq ft / 98.6 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 29 sq ft / 2.7 sq m
Total = 1090 sq ft / 101.3 sq m

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Highbury Office

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Finsbury Park Office

167 Stroud Green Road
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T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

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scan to book a viewing



Certified Property Measurer

Lower Ground Floor

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. (ID1293870)

Ground Floor



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.

