



Leigh Road, Highbury, N5 1ST

In Excess of £575,000

**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.

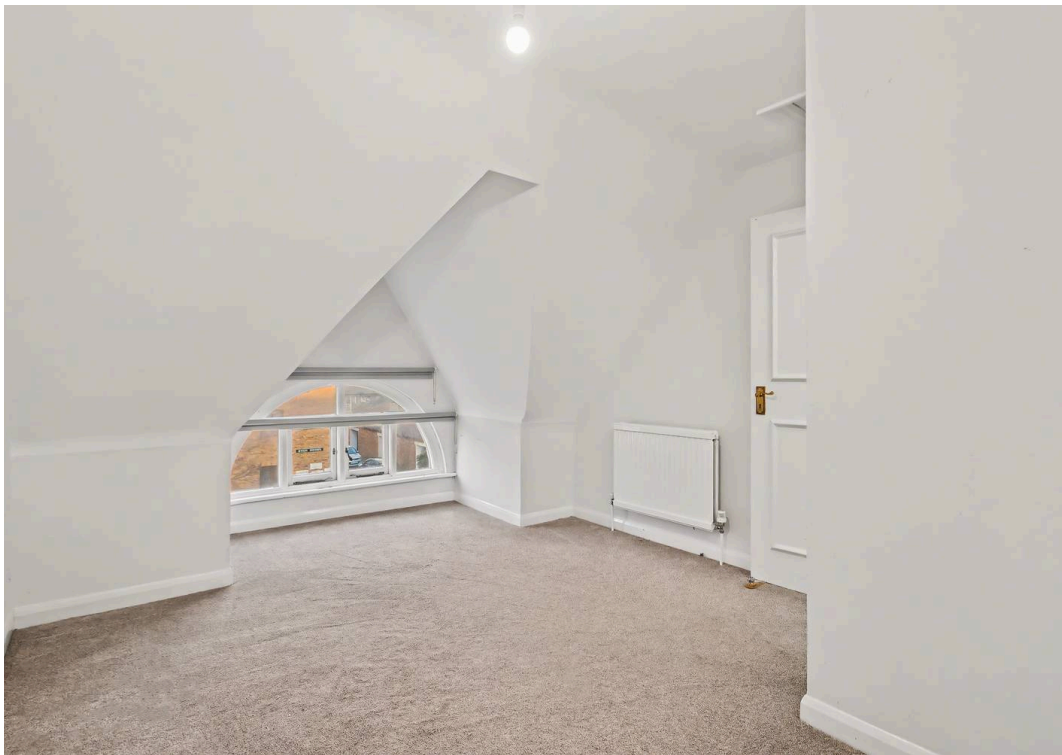
Council Tax band: E

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








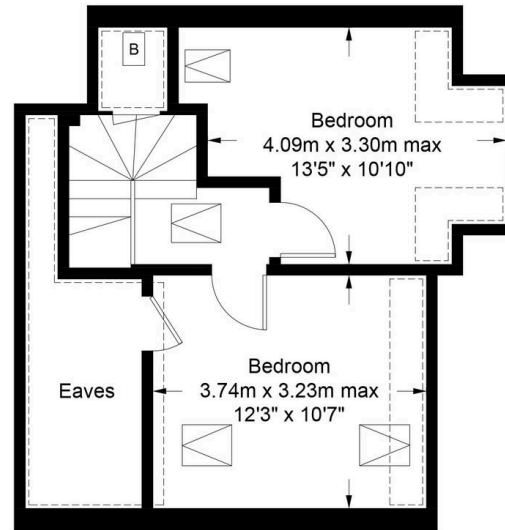


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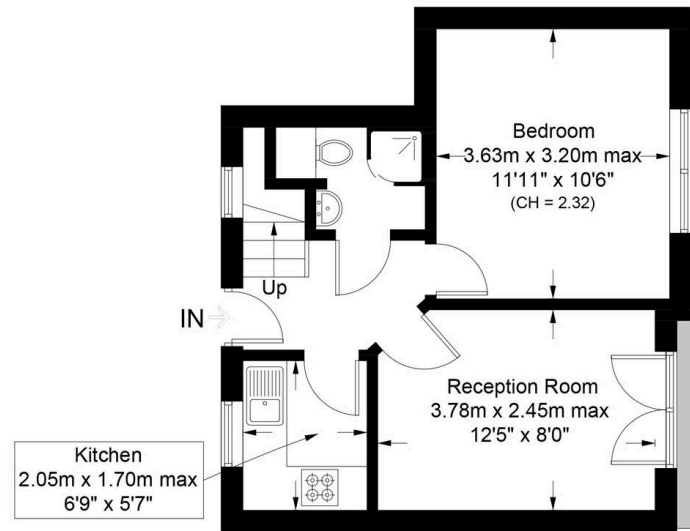
Approximate Gross Internal Area (Excluding Reduced Headroom / Eaves) = 655 sq ft / 60.9 sq m
 Reduced Headroom / Eaves = 125 sq ft / 11.6 sq m
 Total = 780 sq ft / 72.5 sq m

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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.

