



Highbury New Park, N5 2DB – Lower Ground Floor

In Excess of £600,000

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Highbury New Park, N5 2DB

Introducing this two-bedroom lower ground floor period conversion, set on a highly sought-after road in the heart of Highbury, offering 613sqft/57.0sqm of living space. To the rear of this conversion there is generous size reception room, which leads on to a private patio garden and also has access to a very large communal garden, located behind. There is fully fitted kitchen, which is semi open plan to the reception room, two good size bedrooms to the front of the building and a family bathroom. This property is offered Chain Free.

Highbury New Park is a desirable and quiet street close to the boutique shops, cafes and bars of Highbury, Islington and Canonbury. Wonderful green spaces are located nearby, including Highbury Fields and Clissold Park. The property is incredibly well-connected, with Victoria/Piccadilly Underground (Arsenal & Finsbury Park), National Rail services and regular bus services all within a short walk.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Two Bedrooms
- Private Patio Garden
- Shared Front and Rear Gardens
- Chain Free Sale
- Great Location
- Minutes Walk to Upper Street
- Great Transport Links
- Period Conversion







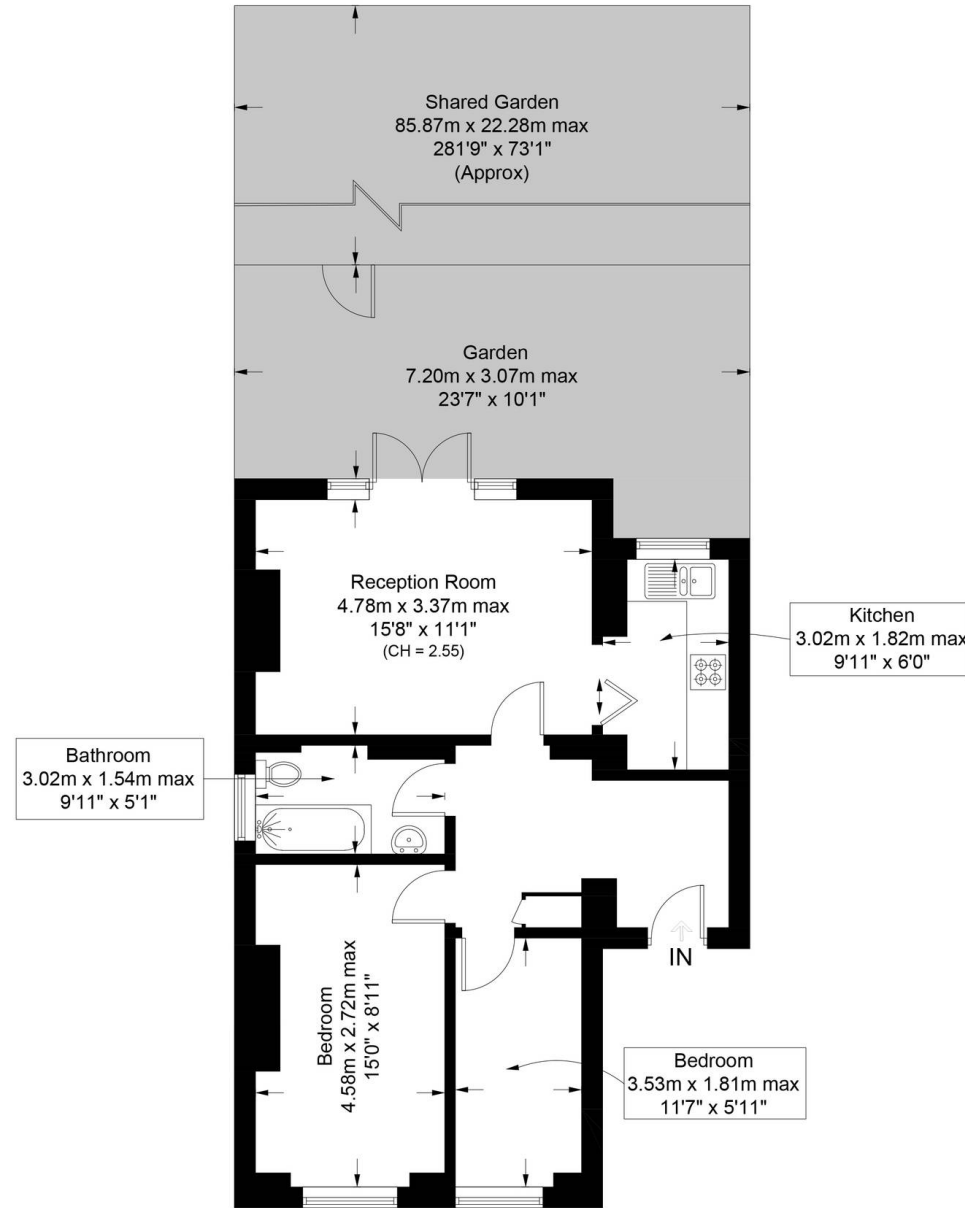


Highbury New Park , N5

Approximate Gross Internal Area = 613 sq ft / 57.0 sq m

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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. (ID1292625)



**Certified
Property
Measurer**



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.

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