



Highbury New Park Highbury, London N5

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PROPERTY AGENTS

# Highbury New Park

## Highbury

### London N5

Stunning two bedroom garden apartment in a sought-after Highbury location.



#### DESCRIPTION

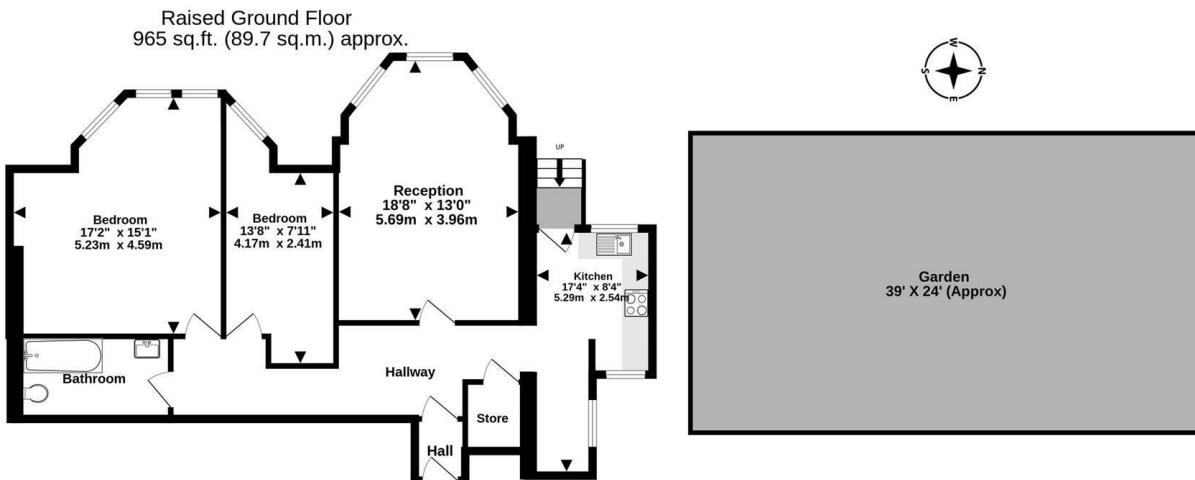
This wonderfully bright, spacious, and elegantly proportioned residence is arranged over the raised ground floor of an impressive semi-detached Victorian villa on Highbury New Park. The property boasts period features, hardwood floors and louvred window shutters, with the accommodation comprising a generous reception room with imposing bay window; principal bedroom also with large bay window; a second bedroom; bathroom with shower over the bath; and separate kitchen with smart units and integrated appliances. Outside, a private lawned garden enjoys a favourable west aspect, with a further well-planted communal garden situated just beyond.

An eclectic array of independent shops, eateries and coffee bars are situated nearby at Highbury Barn and set out along Stoke Newington Church Street. Popular Clissold Park's green open spaces are practically just across the road. Transport links to The City & West End are excellent, with numerous good local bus routes and trains from stations at Canonbury (Overground) and Highbury & Islington (Overground & Victoria Line).

Leasehold - Share of Freehold

Guide Price £895,000





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	