

# HUNTERS<sup>®</sup>

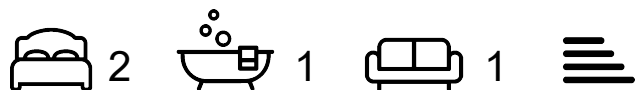
HERE TO GET *you* THERE



## Highbury New Park

London, N5 2LG

£2,295 Per Month



We are pleased to offer this spacious two double bedroom purpose built flat with private balcony overlooking the communal gardens.

The property offers two very good sized double bedrooms, with lots of storage throughout. A bathroom with shower over the bath and a separate W.C. Separate kitchen with space for dining and a generously sized lounge that leads on to the private balcony.

The building also offers lift access. Located in the leafy Highbury New Park, walking distance to Clissold Park and the bars and restaurants of the nearby Stoke Newington Church Street, this property is situated with local transport links from Canonbury Overground station and bus routes connecting to The City and West End



## A map of the area around Finsbury Park and Highbury. The map shows Finsbury Park to the west, Highbury in the center, and Sold Park to the east. The Castle Climbing Centre is marked with a green pin in the northern part of Highbury. Sold Park is marked with an orange pin in the eastern part of Highbury. The map also shows several bus stops and the surrounding roads. The Google logo is in the bottom left corner, and the text 'Map data ©2025' is in the bottom right corner.

**FIRST FLOOR**  
709 sq.ft. (65.9 sq.m.) approx.

The floor plan shows a central Reception area (15'4" x 10'5", 4.66m x 3.21m) with a large window. To the left is a Kitchen (10'6" x 8'7", 3.23m x 2.62m) with a sink, stove, and refrigerator. To the right are two Bedrooms: one (15'11" x 8'11", 4.85m x 2.72m) and another (15'11" x 8'9", 4.85m x 2.66m). A Balcony (10'6" x 5'5", 3.23m x 1.64m) is attached to the Reception area. The plan includes a central staircase and various closets.

**BALCONY**  
10'6" x 5'5"  
3.23m x 1.64m

**RECEPTION**  
15'4" x 10'5"  
4.66m x 3.21m

**KITCHEN**  
10'6" x 8'7"  
3.23m x 2.62m

**BEDROOM**  
15'11" x 8'11"  
4.85m x 2.72m

**BEDROOM**  
15'11" x 8'9"  
4.85m x 2.66m

**TOTAL FLOOR AREA: 709 sq.ft. (65.9 sq.m.) approx.**

Disclaimer: Detailed has been made to ensure the accuracy of the floorplan presented here. Measurements of all areas, including common and parking areas, are approximate. Actual measurements may vary due to construction and finishing. The floor plan is for informational purposes only and is not intended to be used for any purpose other than the intended use. The actual layout and dimensions may vary from the information and the plan shown. All dimensions are approximate.

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**Energy Efficiency Rating**

Rating	Current	Potential
(12-plus) A		
(8-11) B		
(6-7) C		
(5-6) D		
(3-4) E		
(2-3) F		
(1-2) G		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

**England & Wales** EU Directive 2002/91/EC

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