

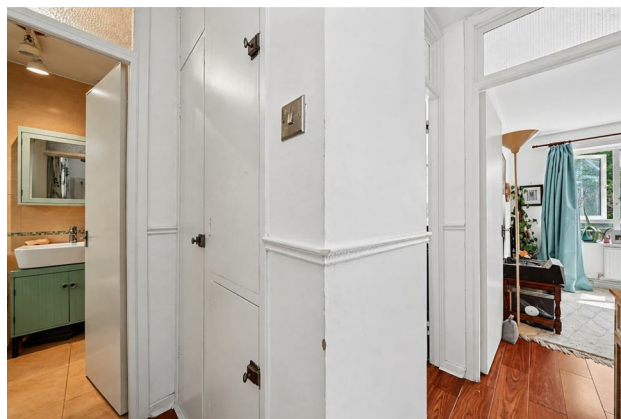
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HERE TO GET *you* THERE

Highbury New Park, London, N5

Asking Price £375,000

Property Images



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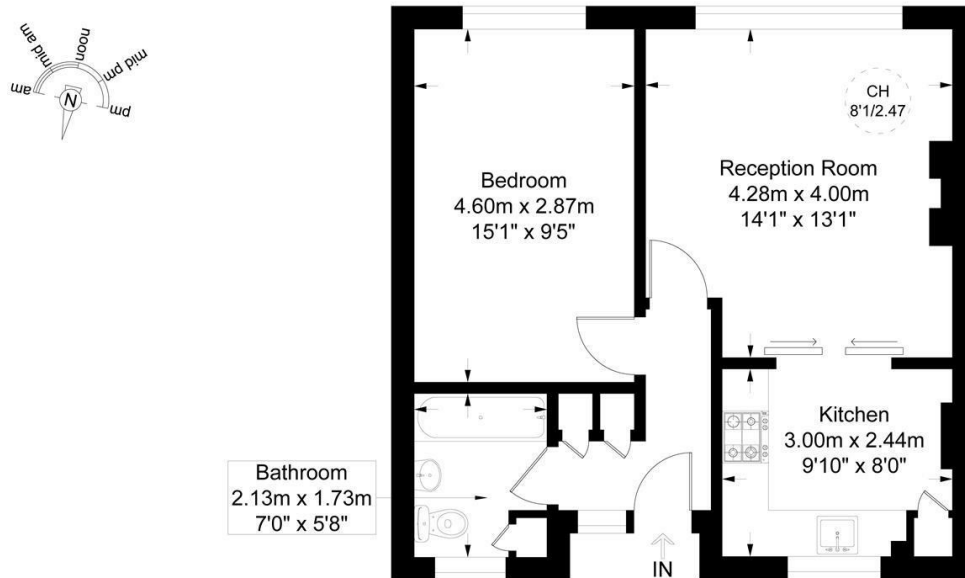
Property Images



Floorplan

Athenaeum Court, N5

Approximate Gross Internal Area = 505 sq ft / 46.8 sq m



First Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified
Property
Measurer**

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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	

Map



Details

Type: Flat - Purpose Built Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Summary

Available to view by appointment only and offered chain free, this well-proportioned one-bedroom flat is set on the first floor of a purpose-built development.

Providing approximately 505 sq ft (46.8 sq m) of accommodation, the property is well presented throughout and features a bright, generously sized reception room with ample space for both living and dining. Large windows provide plenty of natural light and a pleasant leafy outlook, while the separate fitted kitchen offers good storage and workspace.

The spacious double bedroom also enjoys a leafy outlook, while the accommodation is completed by a modern tiled bathroom and useful built-in storage within the hallway.

Athenaeum Court is situated on Highbury New Park, a sought-after tree-lined residential road ideally placed for the independent shops, cafés and restaurants of Highbury Barn, Newington Green and Stoke Newington Church Street. Clissold Park is also within easy reach, while transport connections include Canonbury Overground and Highbury & Islington stations, together with numerous bus routes towards the City and West End.

Features

- Offered chain free • First floor • One bedroom • Approximately 505 sq ft (46.8 sq m) • Bright reception and dining room • Separate kitchen • Modern bathroom • Built-in storage • Close to transport links • Close to local amenities