



Highbury Park, Islington, N5 1TJ

OFFERS IN EXCESS OF  
£825,000

 **Coultons**

## PROPERTY SUMMARY

Nestled in the charming area of Highbury Park is this delightful Georgian apartment is set on the upper ground floor offering a perfect blend of classic elegance and modern living. With two well-proportioned bedrooms, a spacious living a modern fitted kitchen, a modern fitted shower room plus an additional WC this residence is ideal for couples, small families, or professionals seeking a comfortable and stylish home. The high ceilings and large windows allow natural light to flood the room, enhancing the overall ambiance. Externally you have access to both a communal garden along with a communal roof terrace.

We have been advised that the lease has approximately 951 years remaining and comes with a share of the freehold.

The property's age adds a unique charm, with Georgian architectural details that reflect the rich history of the area. Living in Highbury Park means you are surrounded by beautiful green spaces, perfect for leisurely strolls, while also being close to a vibrant community filled with shops, cafes, and restaurants.

This apartment not only offers a comfortable living space but also the opportunity to enjoy the best of Islington's lifestyle. With excellent transport links nearby, commuting to central London is both easy and efficient.

In summary, this Georgian apartment in Highbury Park is a rare find, combining historical charm with modern convenience, making it a wonderful place to call home.

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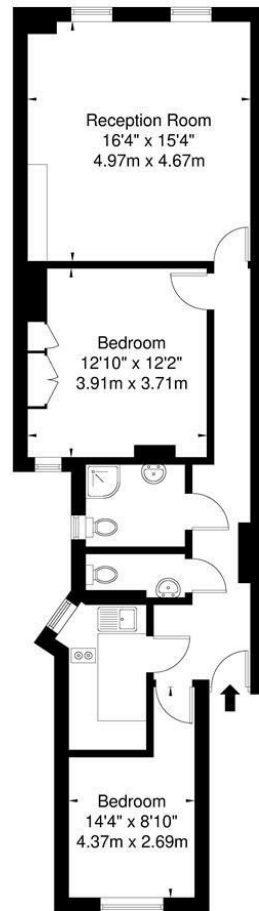








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 Approximate Gross Internal Area = 71 sq m / 764 sq ft



Upper Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**LOCAL AUTHORITY**

Islington

**TENURE**

Leasehold - Share of Freehold

**COUNCIL TAX BAND**

E

**VIEWINGS**

By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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