



## Aberdeen Park, London, N5 2BN

Asking Price: £450,000 Leasehold

**1 Bedroom | 1 Reception Room | 1 Bathroom**

Nestled on the third floor of this purpose-built block, a one-bedroom apartment presented in brilliant condition. The accommodation comprises bedroom, bathroom, living room and separate kitchen, overlooking the well-preserved communal gardens along with a Juliet balcony.

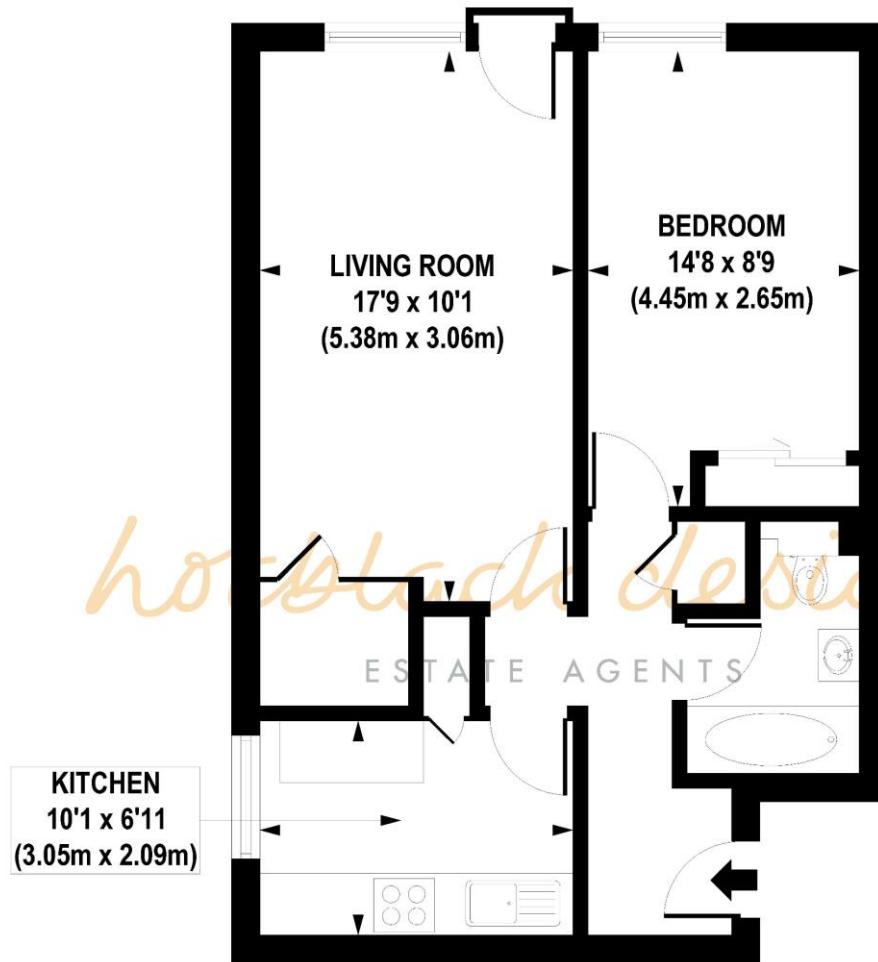
- Leasehold 89 years 11 months
- £10 PA ground rent
- Service charge £1115 PA
- EPC- C



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Aberdeen Park is a verdant, peaceful private turn in the middle of Highbury. It is arguably Highbury's most sought-after street, quiet yet across the road from Highbury Fields, walking distance to Canonbury station for the City, Highbury & Islington for Victoria and Overground, and Stoke Newington/ Clissold Park and of course Islington's Upper Street.





**SECOND FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 524 sq. ft / 48.66 sq. m**

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

