



Calabria Road, London, N5 1JB

Asking Price: £1,175,000

**2 Total Bedrooms | 2 Reception Rooms | 1
Bathrooms**

Rarely available, one of the old shop conversions adjacent to Highbury Fields. Bright, light front to back flexible living space with private courtyard garden

- 2 bedrooms, 2 bathrooms
- Split-level
- Garden flat
- Private courtyard
- Near Highbury Fields



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This delightful 2-bedroom, 2-bathroom split level apartment is perfectly situated just steps away from the lush greenery of Highbury Fields, on one of Highbury's most desirable turns.

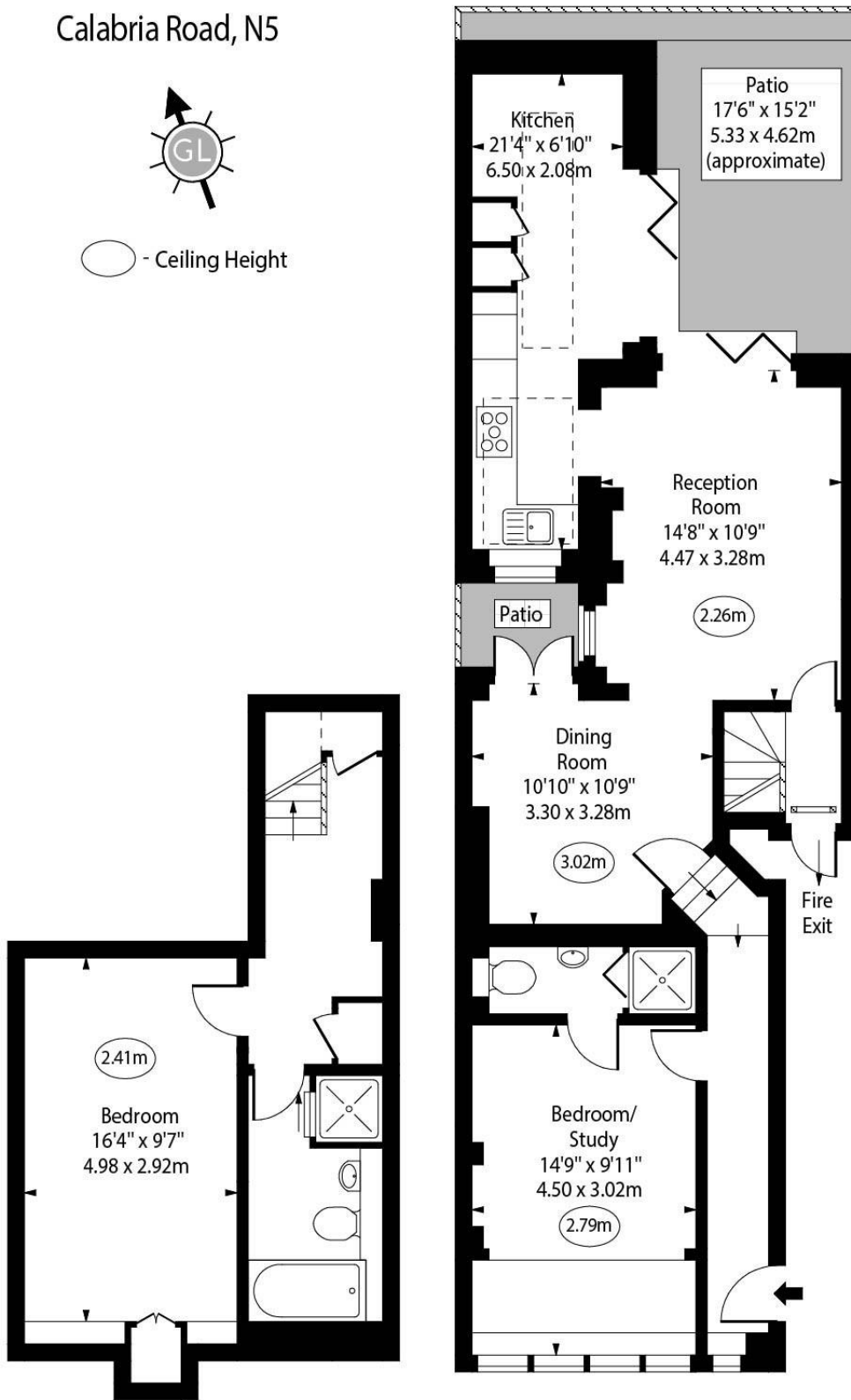
This rarely available old shop conversion is bright and airy throughout, with extra height windows and cafe-style white shutters.



Calabria Road, N5



○ - Ceiling Height



Lower Ground Floor

Ground Floor

Approx Gross Internal Area

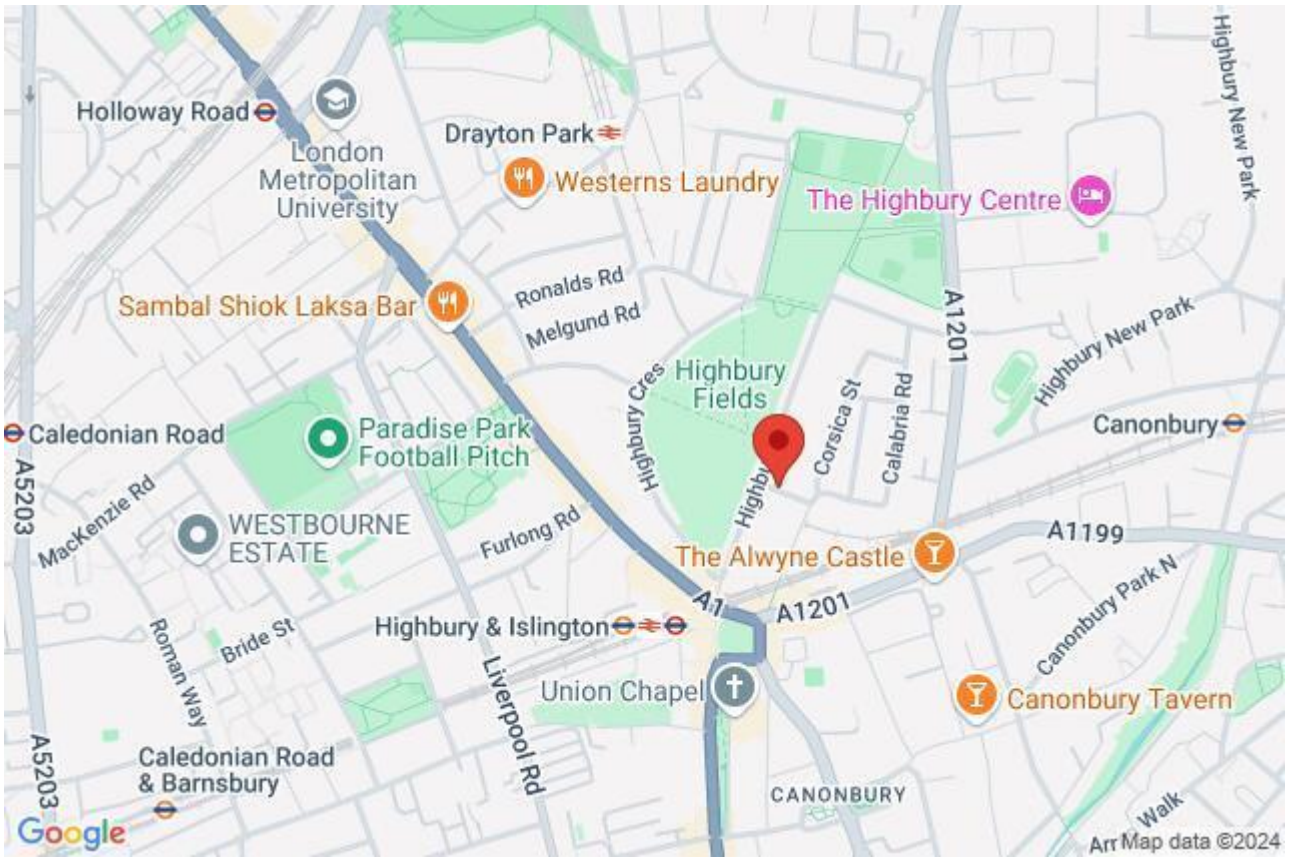
1030 Sq Ft - 95.69 Sq M

For Illustration Purposes Only - Not To Scale

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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 RICS 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		