



Aubert Park, N5 1TS

Asking Price: £800,000 Share of Freehold

Positioned on a quiet street just off Highbury Barn, this immaculately renovated ground floor garden flat offers two bright and airy bedrooms, open plan kitchen/reception, modern bathroom and own private garden.

- Two Bedrooms
- Open Plan Kitchen/Reception Room
- Private Garden
- Close to Transport Links
- Share of Freehold
- Approx 725 Sq Ft
- Council Tax Band TBC (Islington)





GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 725 sq. ft / 67.36 sq. m (Including Restricted Height Area)
APPROX. GROSS INTERNAL FLOOR AREA 700 sq. ft / 64.99 sq. m (Excluding Restricted Height Area)

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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

