



## Aubert Park, London, N5 1TU

Asking Price: £1,300,000 Share of Freehold

**3 Double Bedrooms | Double Through Reception | 2 Bathrooms**

Spilt level, three-bedroom maisonette located in the heart of Highbury, with little through traffic. This beautifully converted Victorian property has elegant modern touches woven throughout and features a well-maintained private garden.

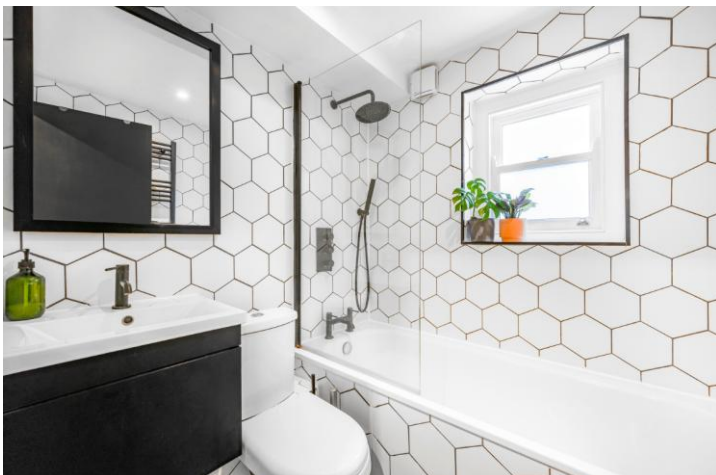
- A beautifully converted Victorian property with elegant modern touches woven throughout
- 3 Double Bedrooms and a well-maintained private garden
- Share of freehold, shared costs and no ground rent
- Fantastic location moments from Highbury Barn and a short walk to Upper Street via Highbury Fields





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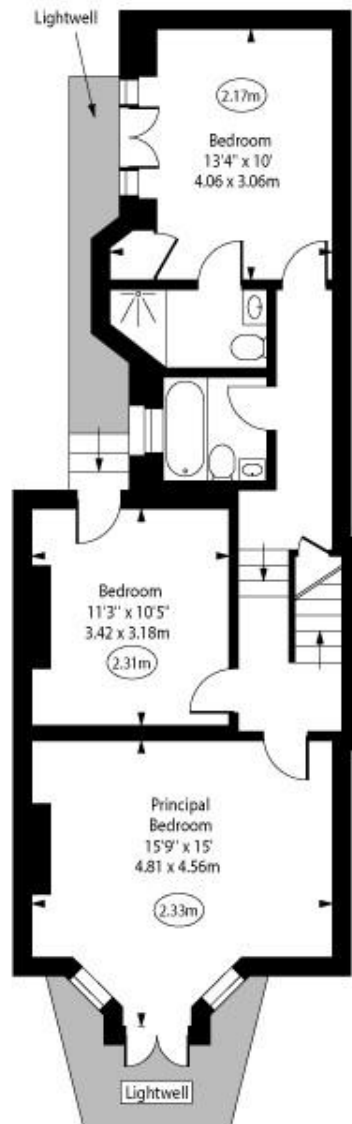
This beautifully converted Victorian split-level maisonette features three well-proportioned double bedrooms, a spacious double though reception room showcasing elegant period details throughout, along with two modern bathrooms. The bright and airy interiors are enhanced by large windows and high ceilings throughout, creating a sense of space and comfort.



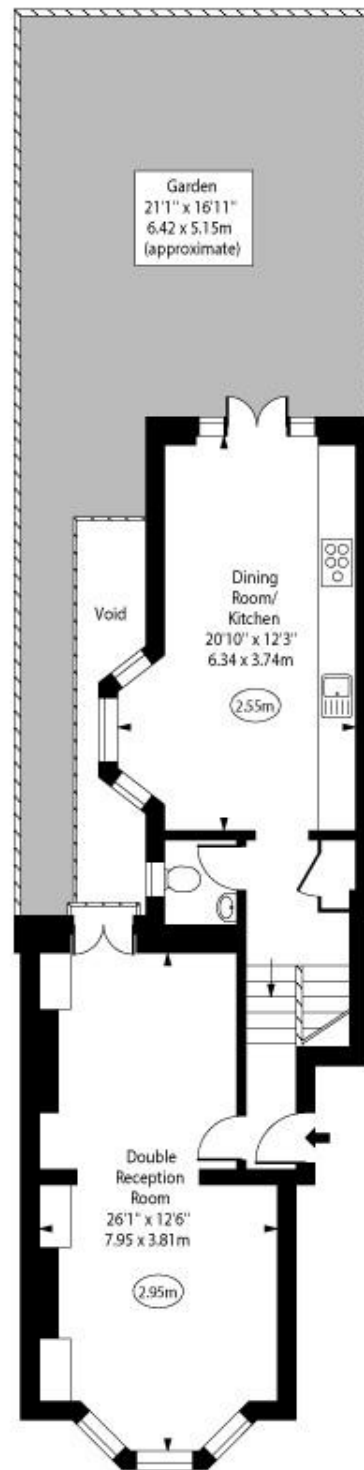
# Aubert Park, N5



○ - Ceiling Height



Lower Ground Floor



Ground Floor

Approx Gross Internal Area

1262 Sq Ft - 117.24 Sq M

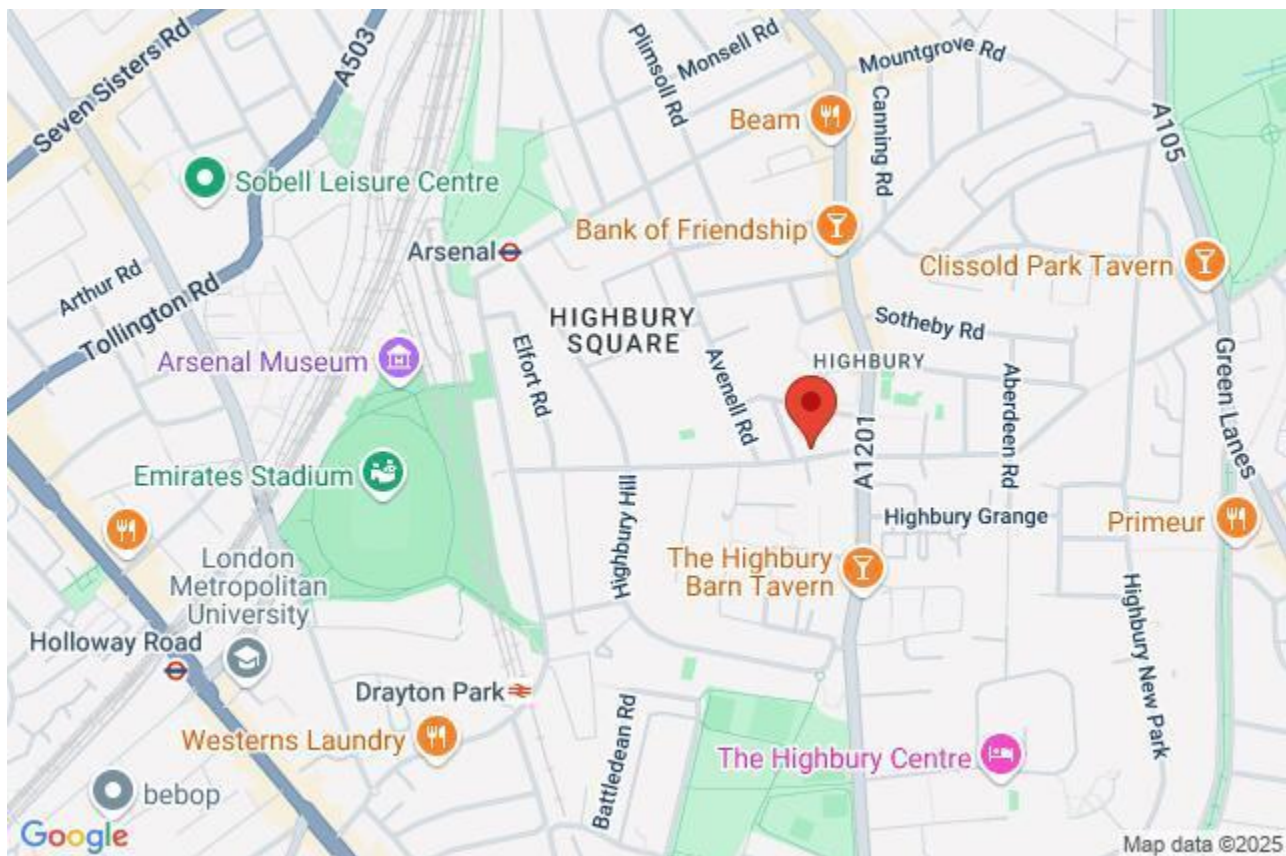
Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

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Ref. No. 028061R

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	