



Highbury Hill, London, N5 1AP

Asking Price: £625,000 Share of Freehold

1 to 2 Total Bedrooms | 1 Reception Room | 1 Bathroom

On Highbury's most sought-after street, a light and airy 626 sq. ft. first floor apartment, offering a sizeable main bedroom with a separate study space and a south facing garden.

- Share of Freehold
- South facing garden
- Separate study
- Upper floor



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This lovely first floor flat is located on the popular upper section of Highbury Hill leading to Highbury Barn and Fields.

Presented thoughtfully and stylishly, this dwelling enjoys spacious rooms, with a separate 'work from home' study, as well as a south facing garden. Wonderful high ceilings throughout, this property

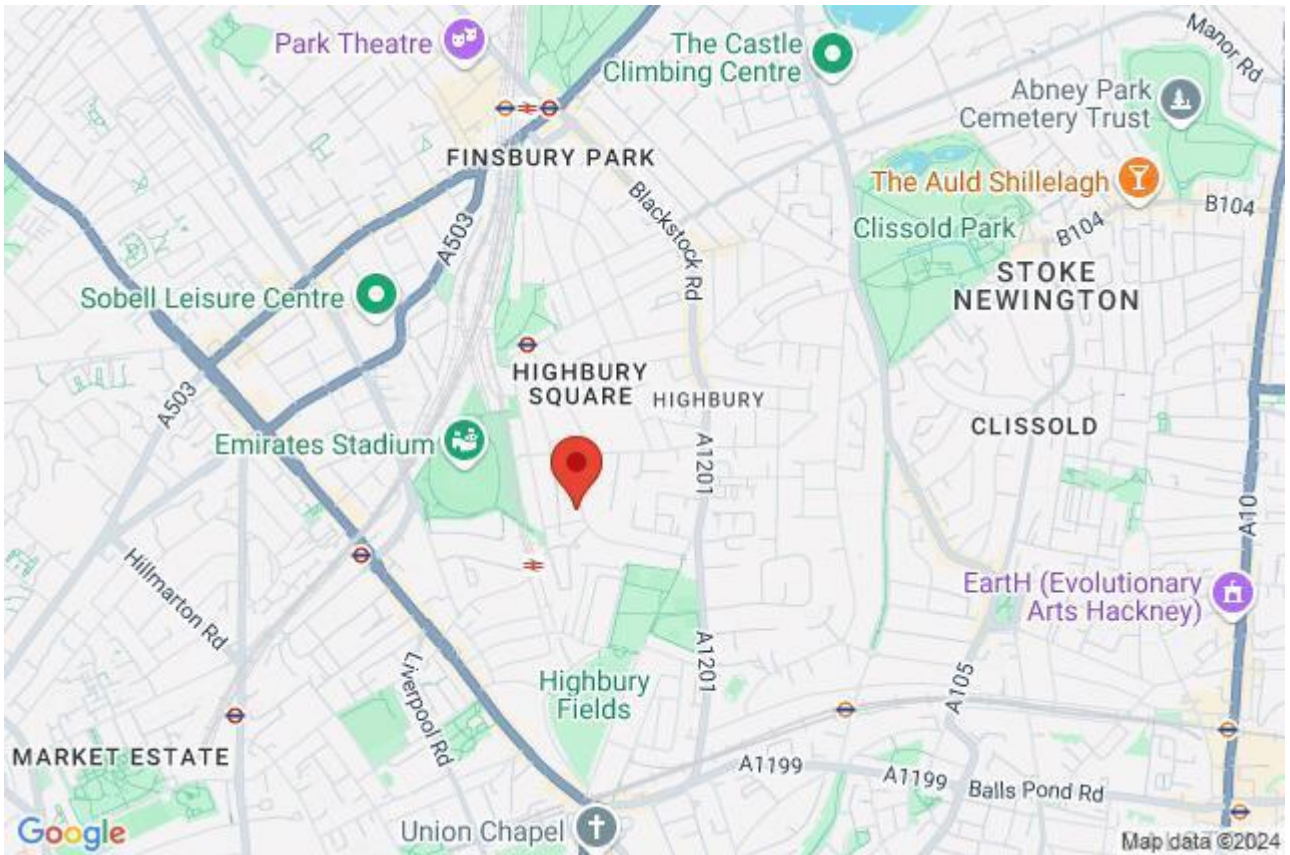




**APPROX. GROSS INTERNAL FLOOR AREA 626 sq. ft / 58.12 sq. m
(Excluding Communal)**

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	73	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	