



## 64c, Highbury Hill, London, N5 1AP

Offers in excess of: £950,000 Leasehold

**3 Total Bedrooms | 1 Reception Room | 1 Bathroom**

Spilt-level upper maisonette located on one of Highbury's premium roads. This beautifully converted Victorian property has elegant modern touches woven throughout and features a large private share of garden.

- Spilt-level upper maisonette located on one of Highbury's premium roads.
  - 3 Total Bedrooms
  - Large private share of garden
  - A beautifully converted Victorian property with elegant modern touches woven throughout.
- Bright and airy throughout





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Set across two levels, this bright and airy upper maisonette offers a versatile and comfortable living environment in one of Highbury's most desirable enclaves, in the centre section of Highbury Hill. . Situated in the centre section of Highbury Hill the property has beautiful views throughout of the grand houses and gardens.

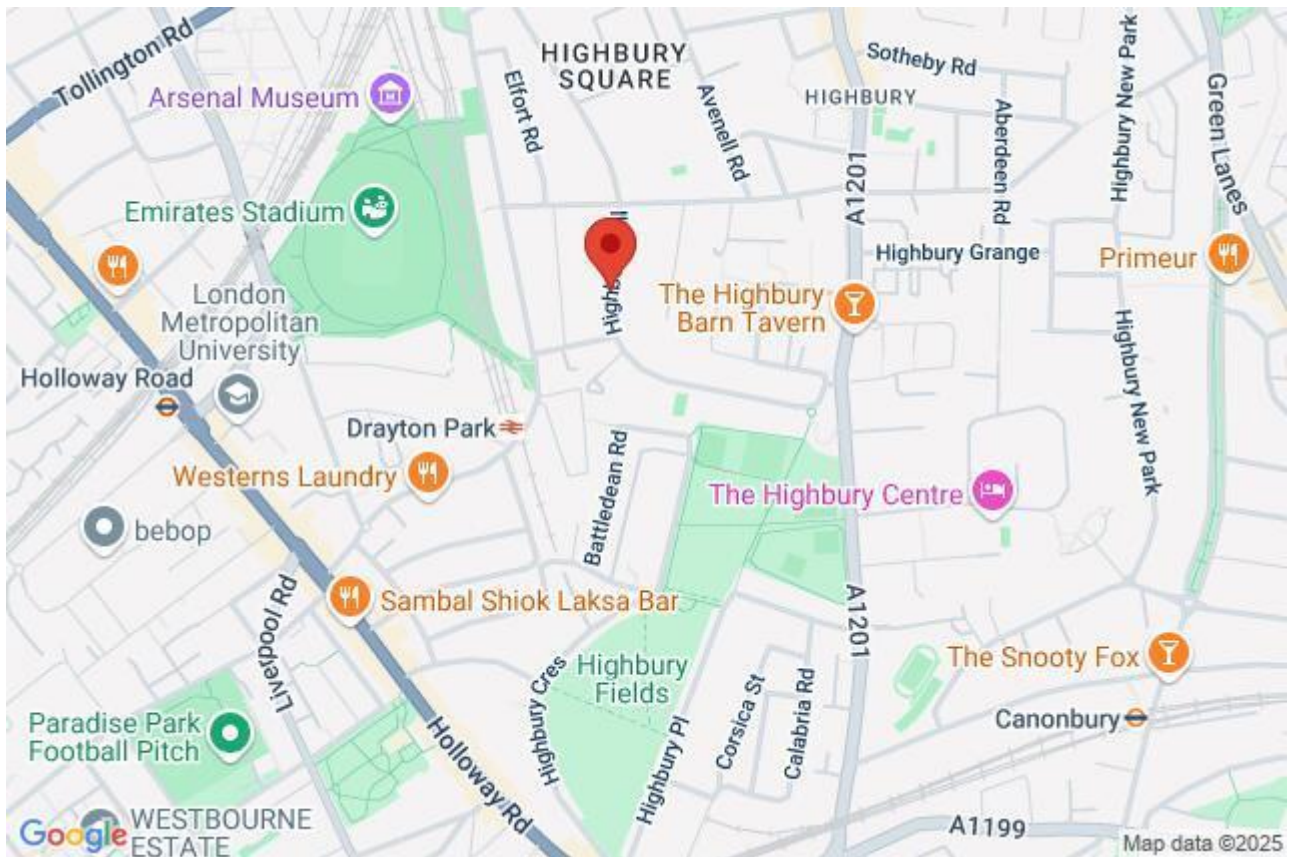






Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring 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>		75
(55-68) <b>D</b>	59	
(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	