



Aberdeen Road, London, N5 2XD

Asking Price: £675,000 Leasehold

1 Total Bedroom | 1 Reception Room | 1 Bathroom

A beautifully presented and characterful one bedroom garden flat set within an attractive Victorian conversion on one of Highbury's most sought-after residential streets, offering generous living space, original features, and a wonderful sole-use rear garden.

- Stunning one bedroom garden flat in prime Highbury location
- Wonderful sole-use rear garden
- Moments from Highbury Barn and Highbury Fields
- High ceilings, original fireplace, and period character throughout



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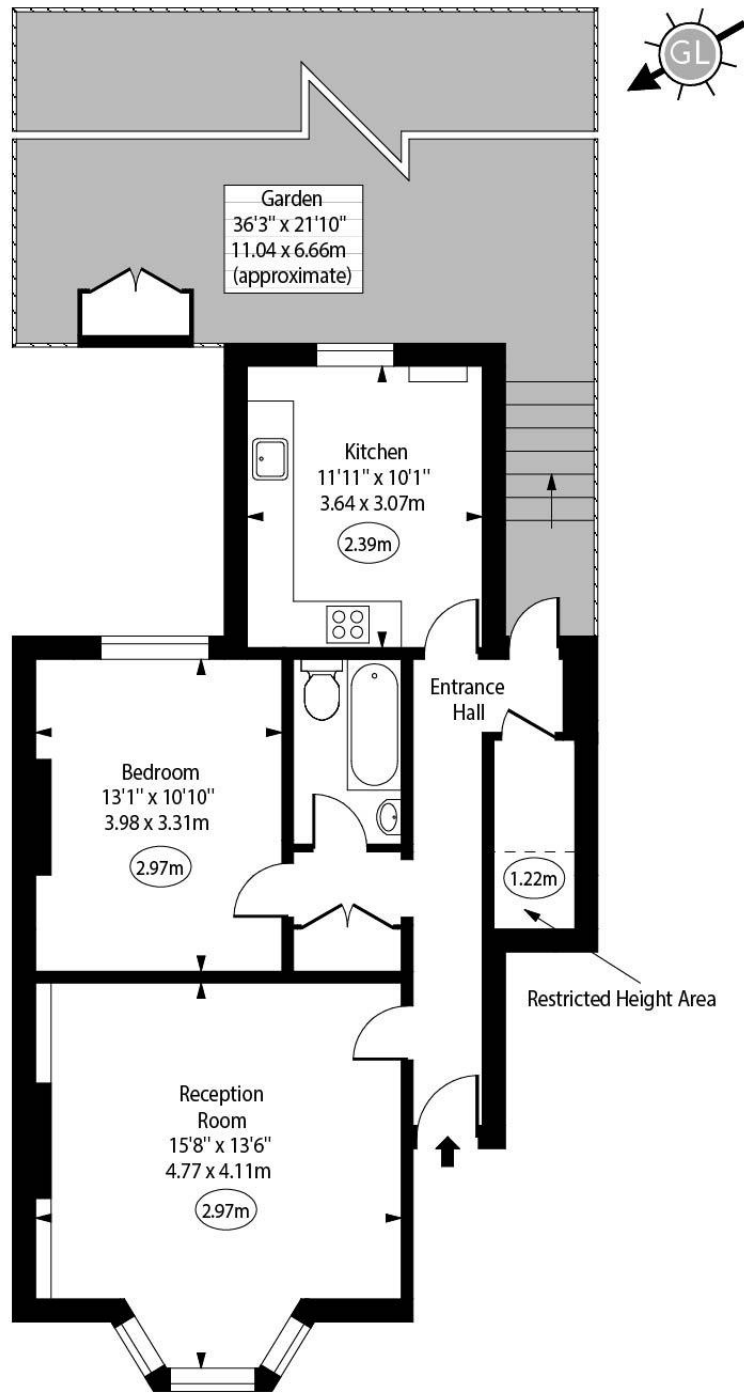
Set on the raised ground floor of an elegant period property, this charming one-bedroom flat blends classic Victorian features with creative, thoughtfully curated interiors and excellent natural light throughout.

The heart of the home is the impressive reception room, featuring high ceilings, large bay windows, an original fireplace, and bespoke shelving, creating a warm and inviting space for relaxing, entertaining, or working from home.



Aberdeen Road, N5

○ - Ceiling Height



Raised Ground Floor

Approx Gross Internal Area 665 Sq Ft - 61.78 Sq M

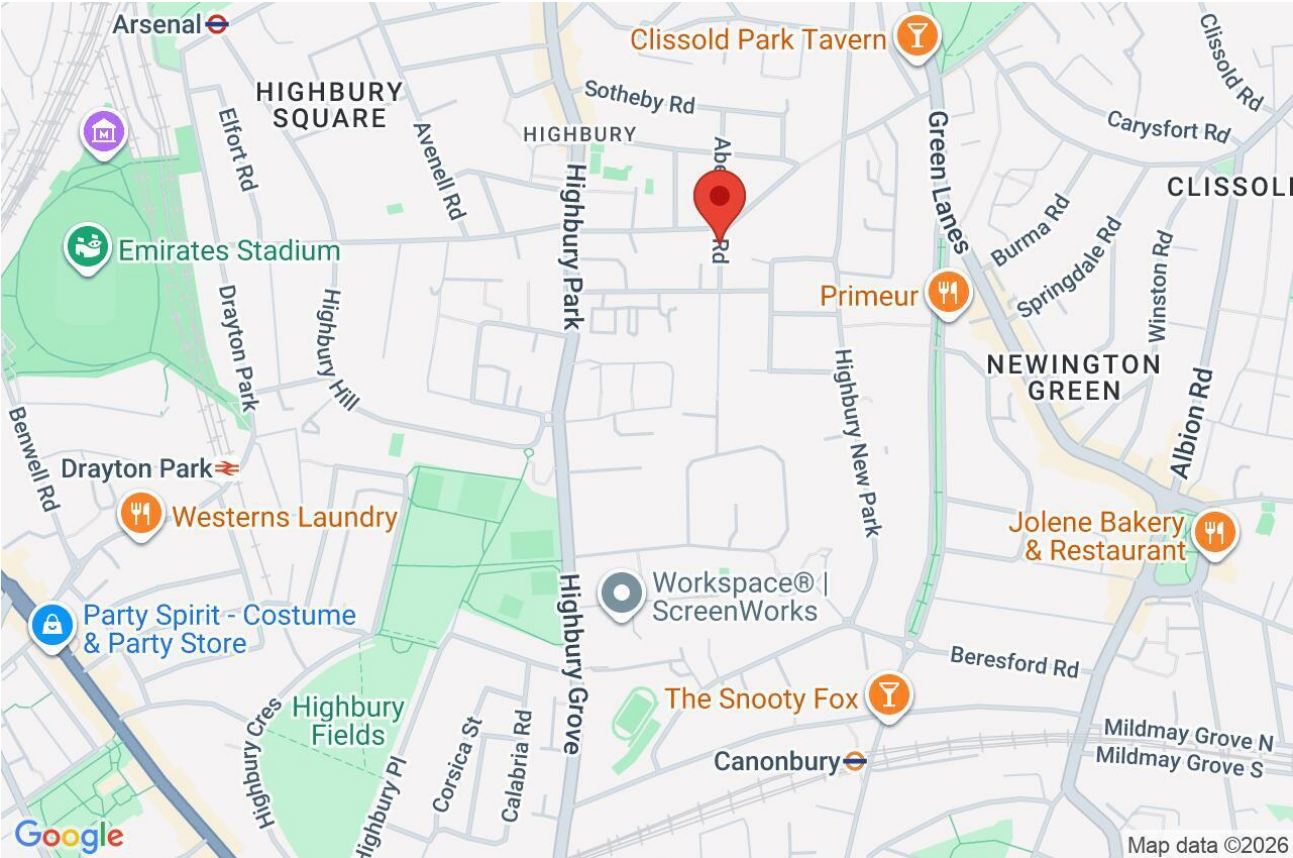
Approx. Floor Area Including Restricted Heights 678 Sq Ft - 62.99 Sq M

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. Not To Scale.

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Ref. No. 030294WI

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		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		