



## Top Floor Flat Aberdeen Road, Highbury, London, N5 2XB

Offers in excess of: £750,000 Leasehold

**2 Total Bedrooms | 1 Reception Rooms | 1 Bathrooms**

A delightful, bright two double bedroom flat occupying the top floor of this very attractive period property on a sought-after street in Highbury. The property is on a quiet street moments from Highbury Barn and a short walk from Highbury Fields and the Underground.

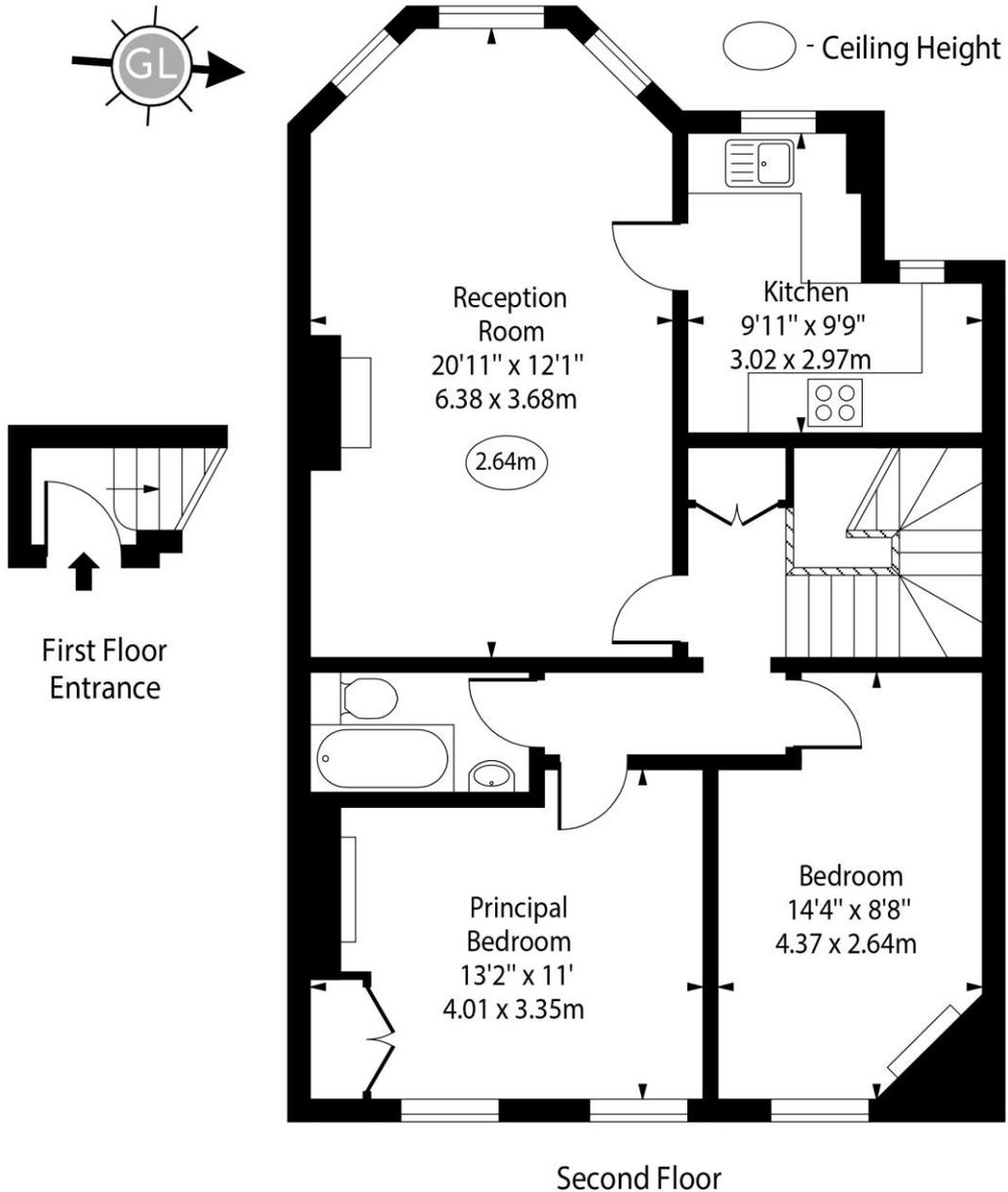
- Leasehold 990 years
- Beautiful top floor apartment in period conversion
- Chain Free
- The heart of Highbury - one of the most desirable streets close to the Barn & Fields
- Beautiful top floor apartment in period conversion



# Top Floor Flat, 64 Aberdeen Road, Highbury, London, N5 2XB



Aberdeen Road,  
Highbury, N5



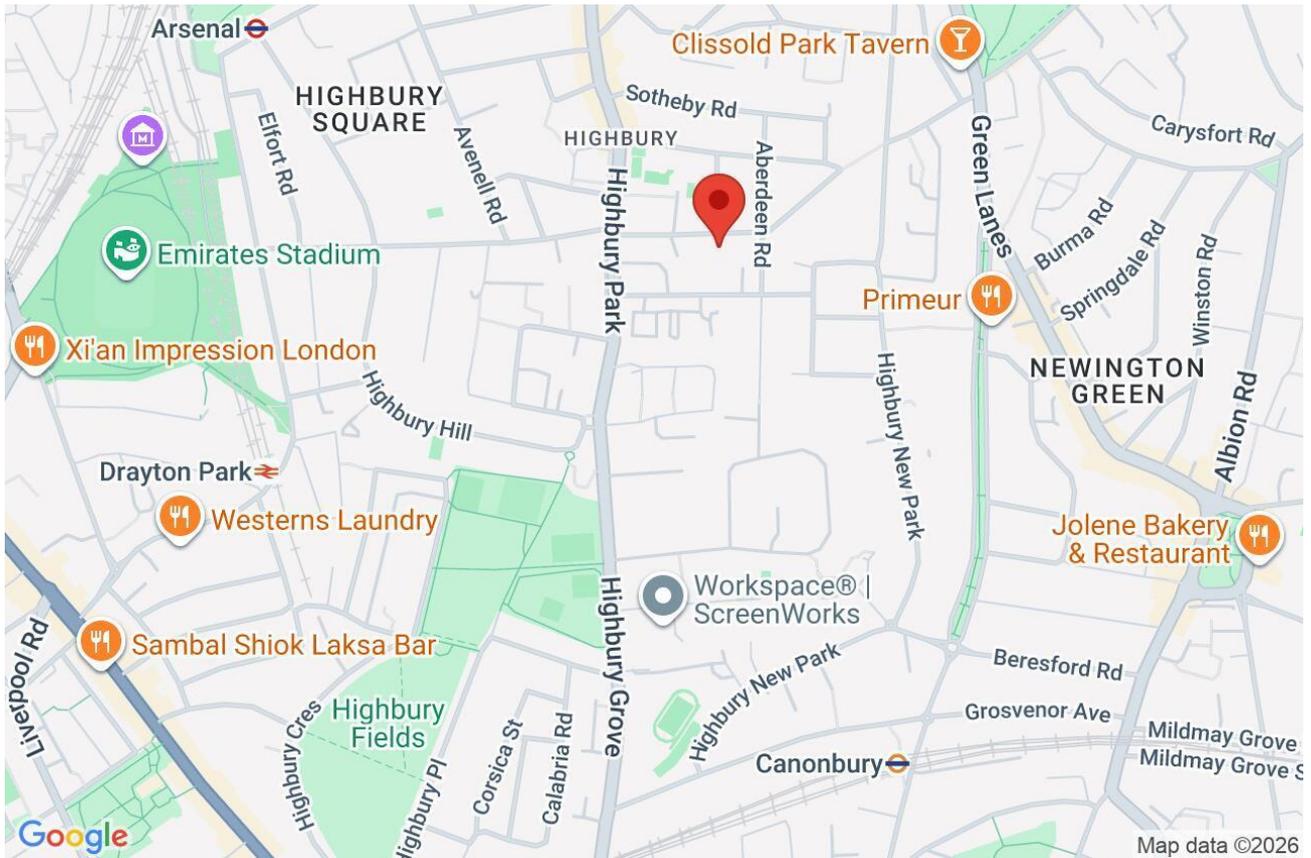
Approx Gross Internal Area      744 Sq Ft - 69.12 Sq M

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. 030650E

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	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		