



Highbury Hill, London, N5 1SU

Offers Over: £825,000 Share of
Freehold

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

Set within an elegant Victorian building on one of Highbury's most desirable streets, this beautifully presented raised ground floor two-bedroom apartment is perfectly located moments from the amenities of Highbury Barn and the open green spaces of Highbury Fields.

- Share of Freehold – 980 years remaining
- Ground rent: N/A
- Service charge: Costs shared between flats

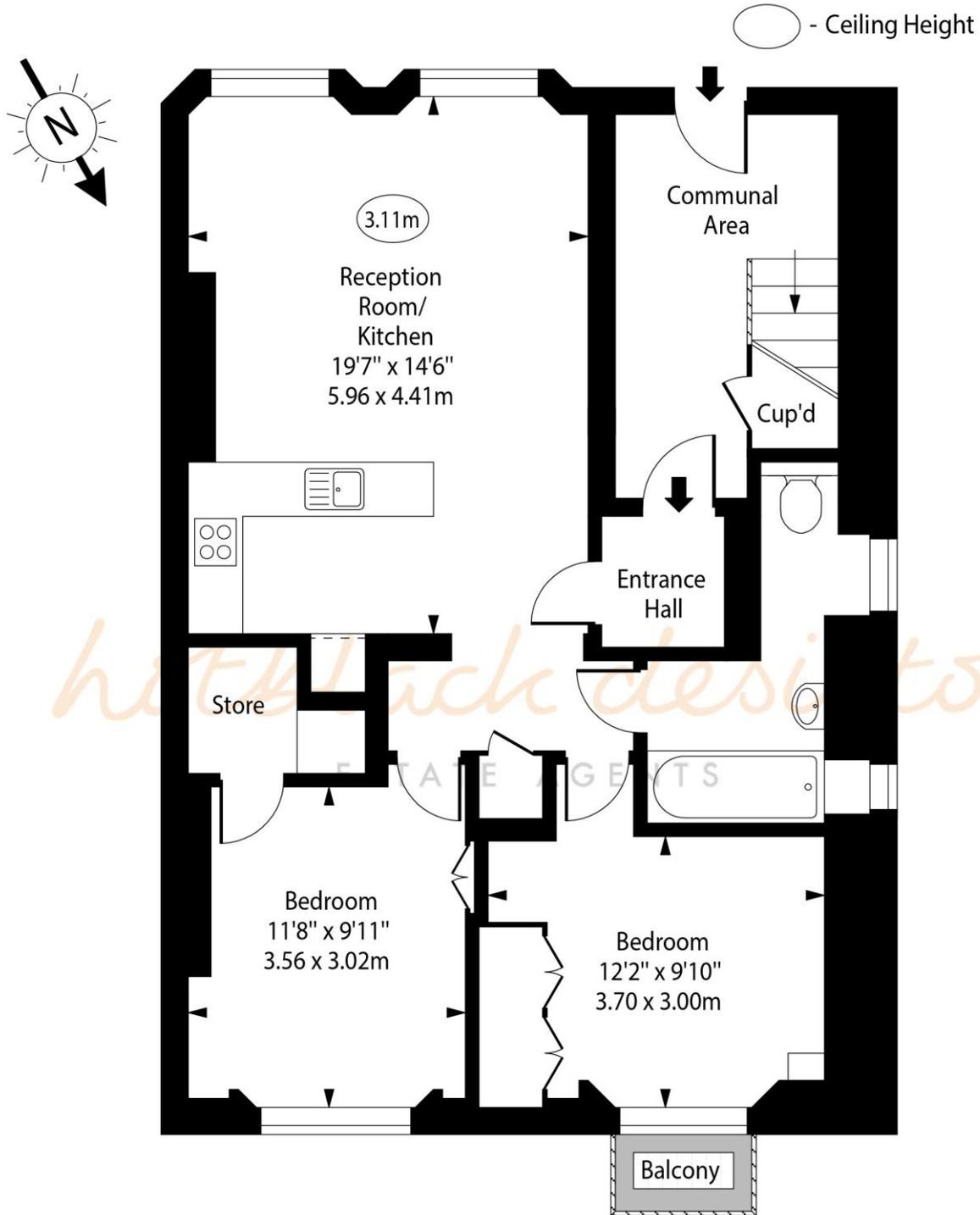


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Set within an elegant Victorian building on the sought-after Highbury Hill, this beautifully presented raised ground floor two-bedroom apartment offers bright, well-balanced accommodation in one of Highbury's most desirable residential settings.



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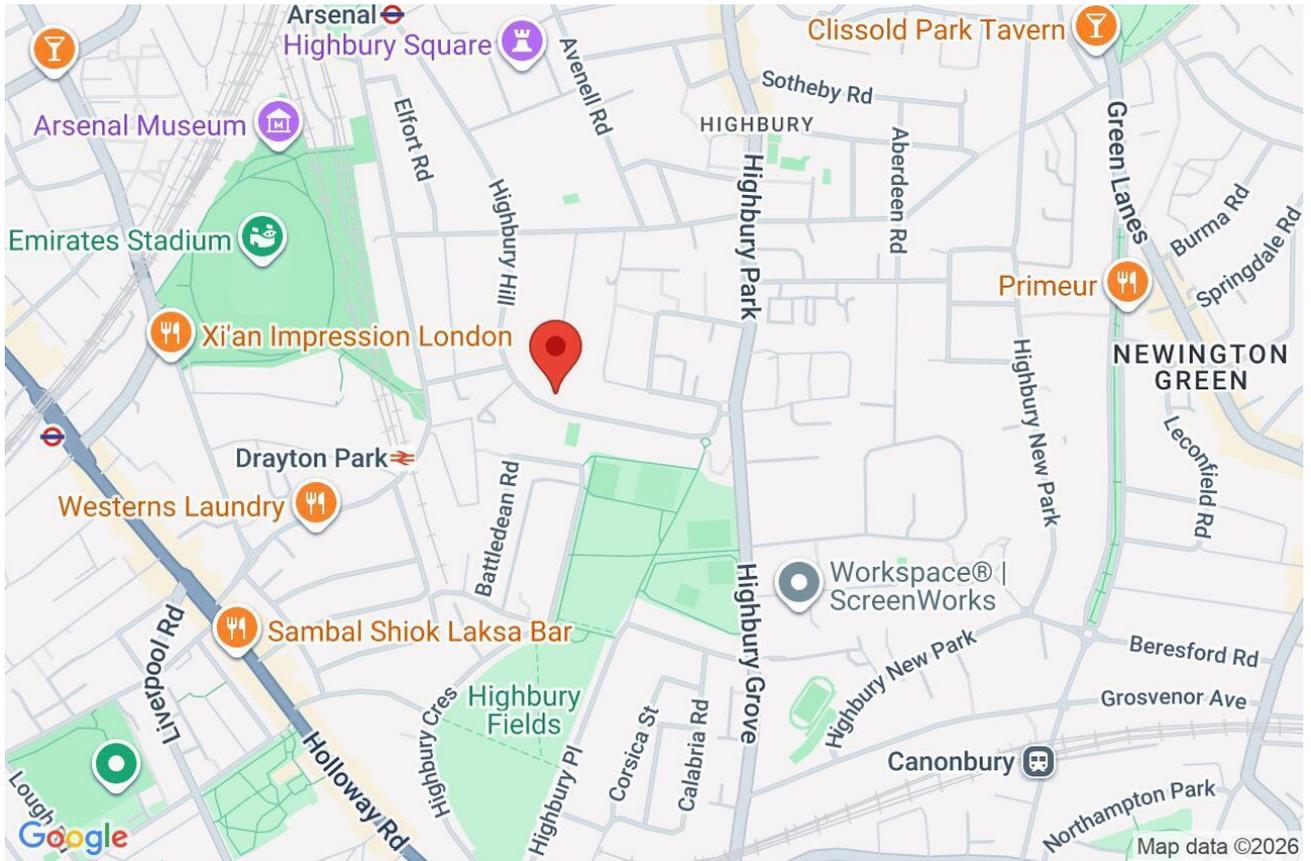
Raised Ground Floor

Approx Gross Internal Area 743 Sq Ft - 69.02 Sq M
(Excluding Communal Area)

(Plus approx 1.5 sqm of External Private Cupboard and 2 sqm of Private Balcony)

For Illustration Purposes Only - Not To Scale

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