



Aberdeen Road, Highbury, London, N5 2XD

Asking Price: £450,000 Leasehold

1 Bedroom | 1 Reception Room | 1 Bathroom

A fantastic one bedroom flat on a quiet sought after street in the heart of Highbury. The property offers a light, open-plan kitchen reception, double bedroom and full bathroom suite. Neutrally decorate with wooden floors throughout. It's a stone's throw from the popular Highbury Barn and 5 minutes to Highbury Fields and the Underground.

- Leasehold 178 years 1 months
- Service charge £1,077 pa

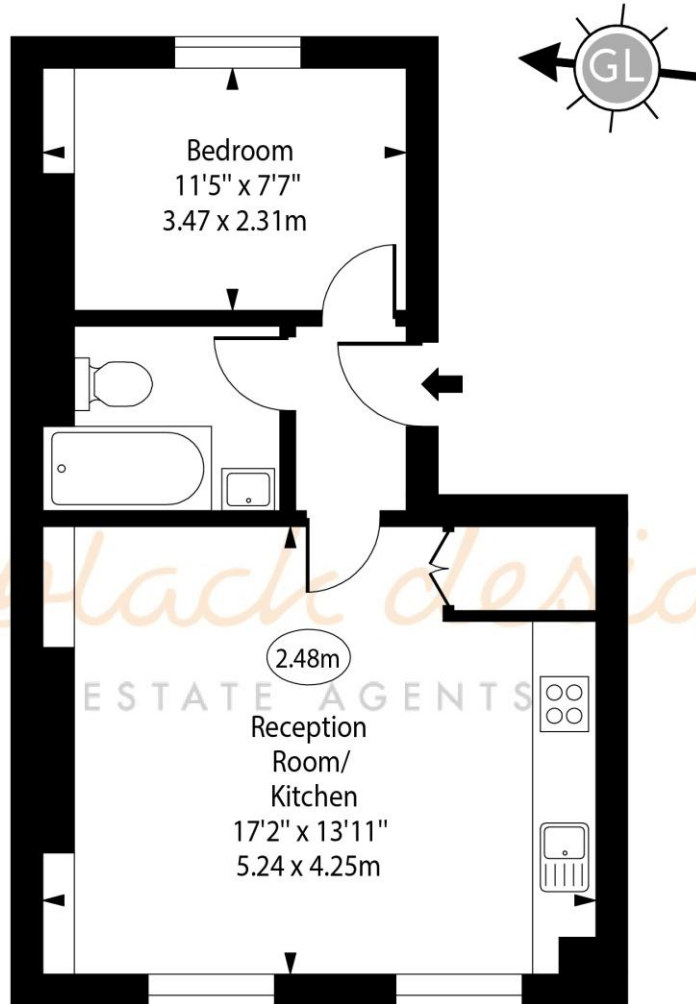


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Aberdeen Road, N5

○ - Ceiling Height



Second Floor

Approx Gross Internal Area

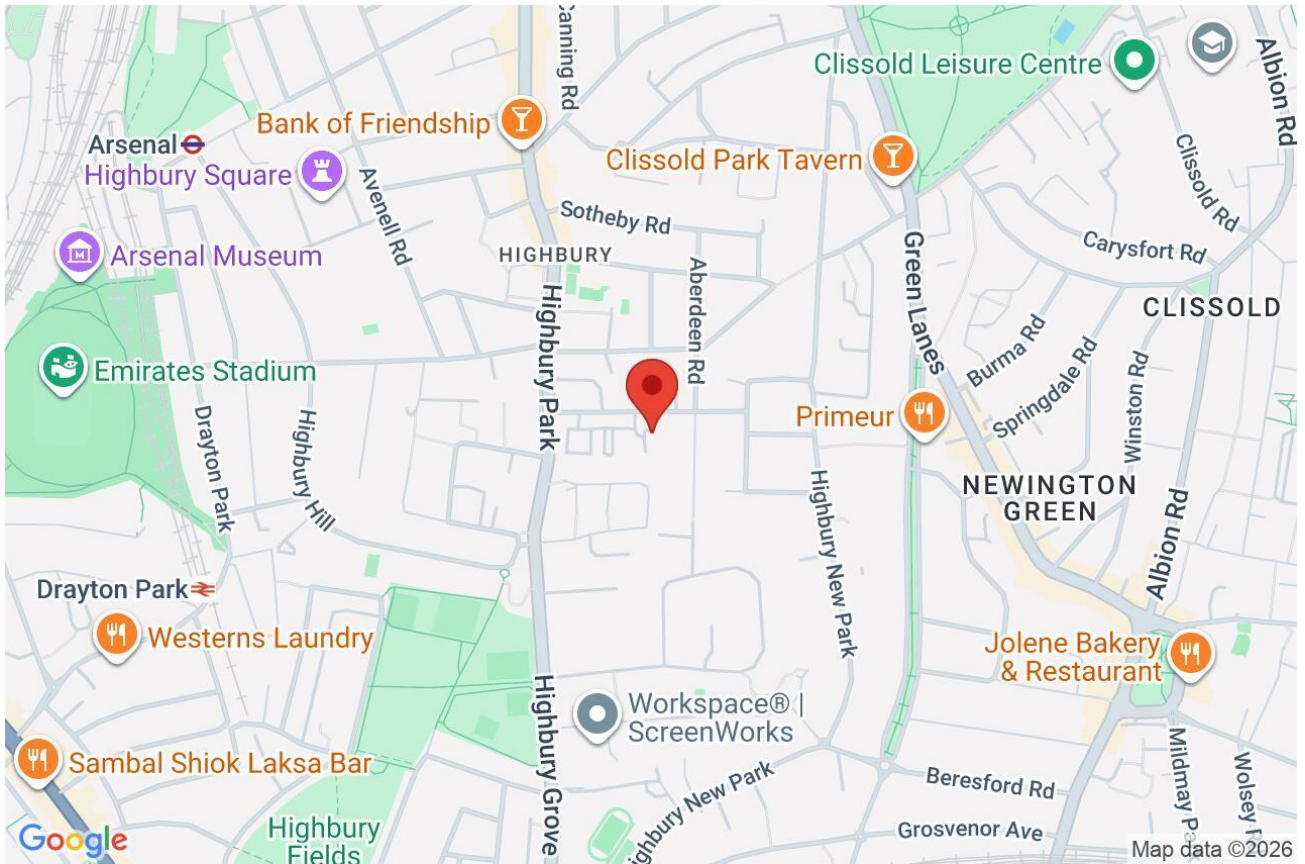
400 Sq Ft - 37.16 Sq M

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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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		
55-68	D	62 D	68 D
39-54	E		
21-38	F		
1-20	G		