



Lynton Lodge, Highbury Grove, London, N5 2EH

Asking Price: £540,000 Share of Freehold

2 Bedrooms | 1 Reception Room | 1 Bathroom

A fantastic two bedroom, share of freehold flat situated on the third floor of this purpose built low rise block in the heart of Highbury. Ideally situated opposite Highbury Fields and within a short walk of Highbury Barn and also Highbury & Islington Station.

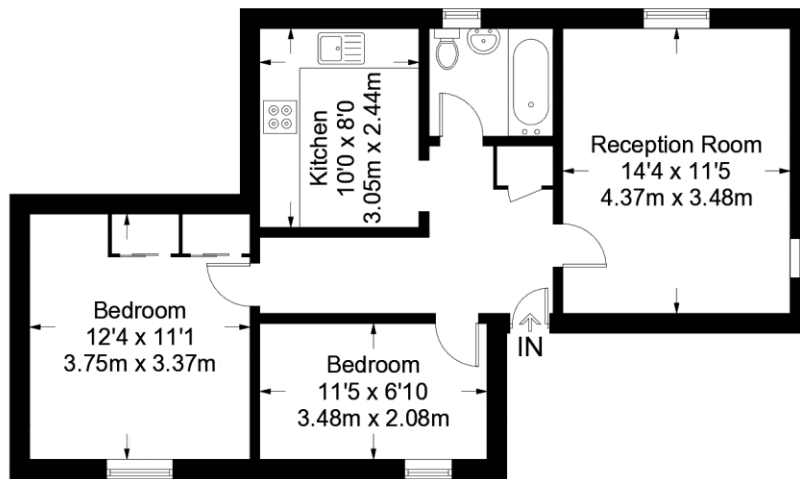


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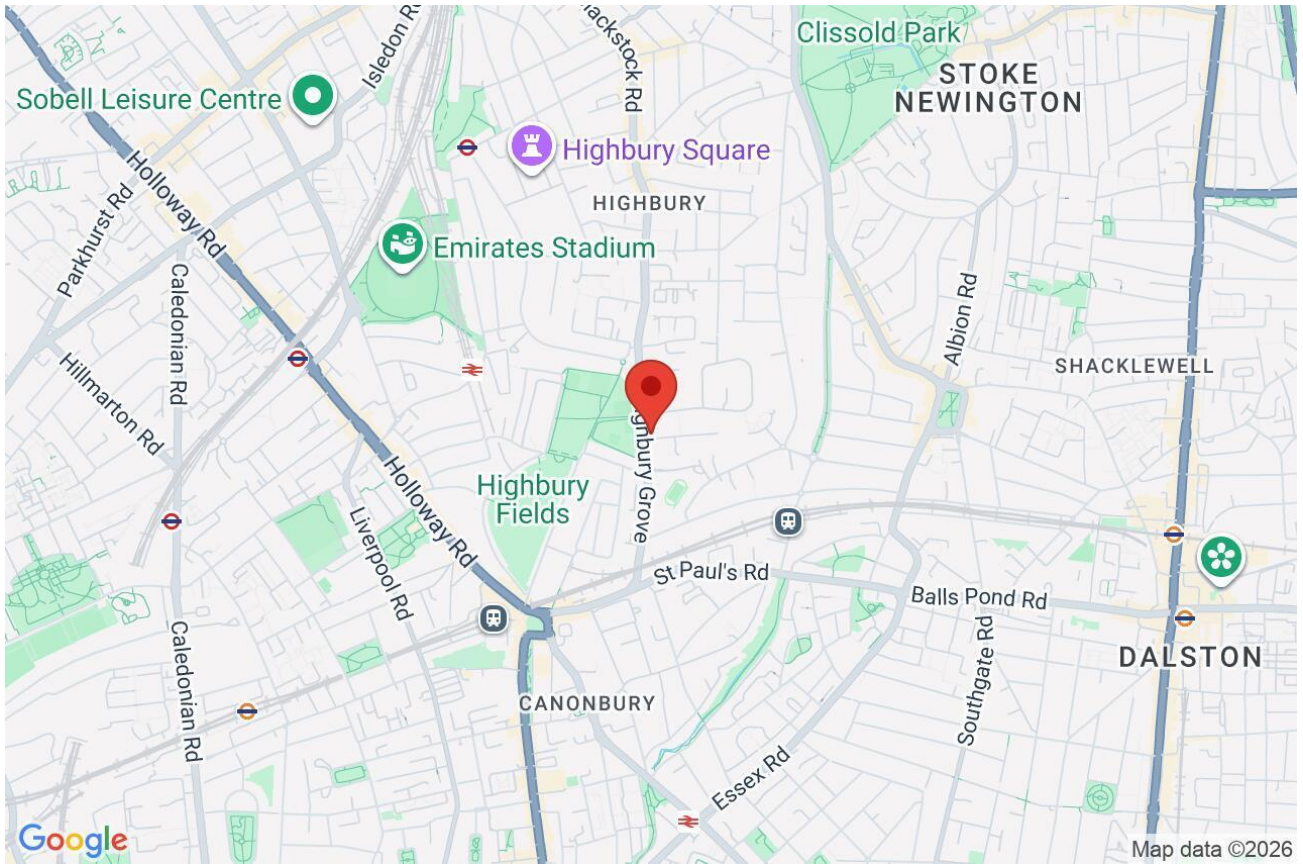
Approximate Gross Internal Area = 610 sq ft / 56.7 sq m



Third Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		