



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.

- Share of Freehold
- Service Charge: £3,561 pa

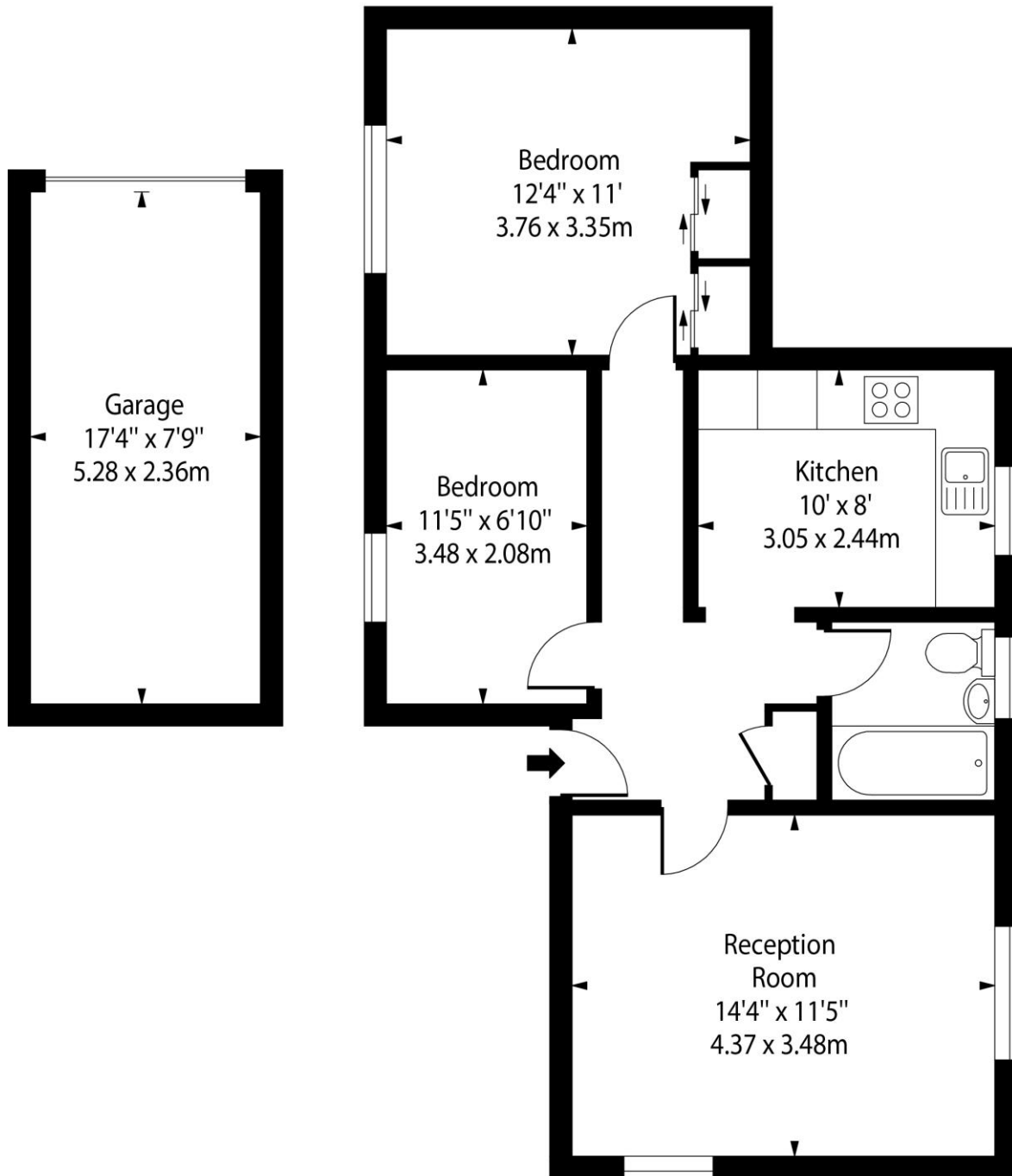


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A beautifully bright two double bedroom top floor apartment set within a well-maintained purpose-built block directly opposite Highbury Fields. Quietly positioned away from the main road, the property enjoys an excellent sense of light and privacy, while also benefitting from a private garage ideal for storage, parking or potential rental income.



Lynton Lodge, N5

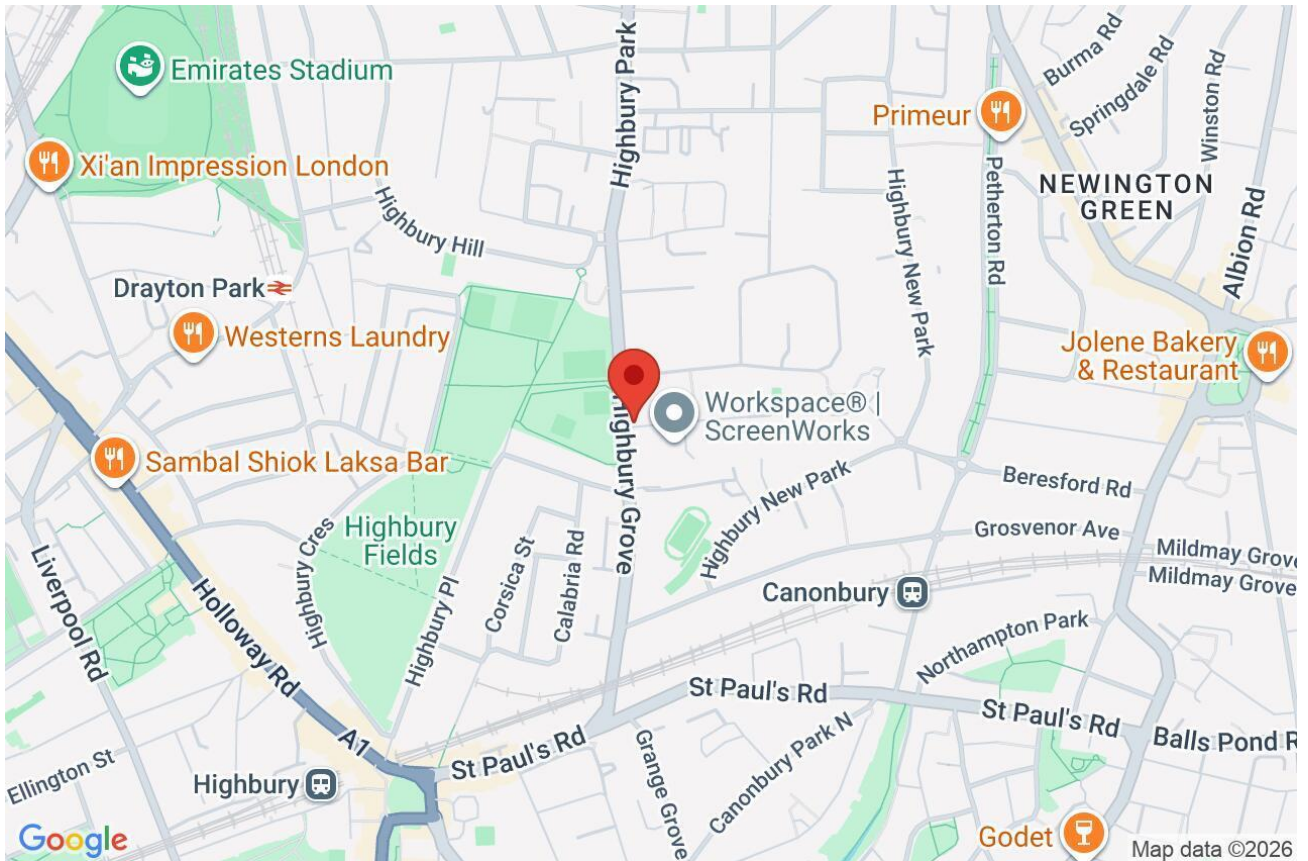


Third Floor

Approx Gross Internal Area 724 Sq Ft - 67.26 Sq M
(Including Garage)

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