



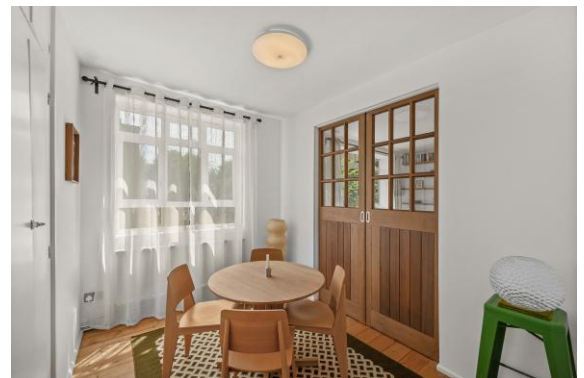
Bushfield House Highbury New Park, London, N5 2DD

Offers in excess of: £585,000 Leasehold

**2 to 3 Bedrooms | 1 Reception Room | 1
Bathroom**

A beautifully presented two/three-bedroom apartment with a private balcony, set on the tree-lined Highbury New Park. Offering almost 700 sq ft of bright and flexible accommodation, the property is currently arranged as a spacious two-bedroom home with a separate dining room, which could easily be utilised as a third bedroom. The

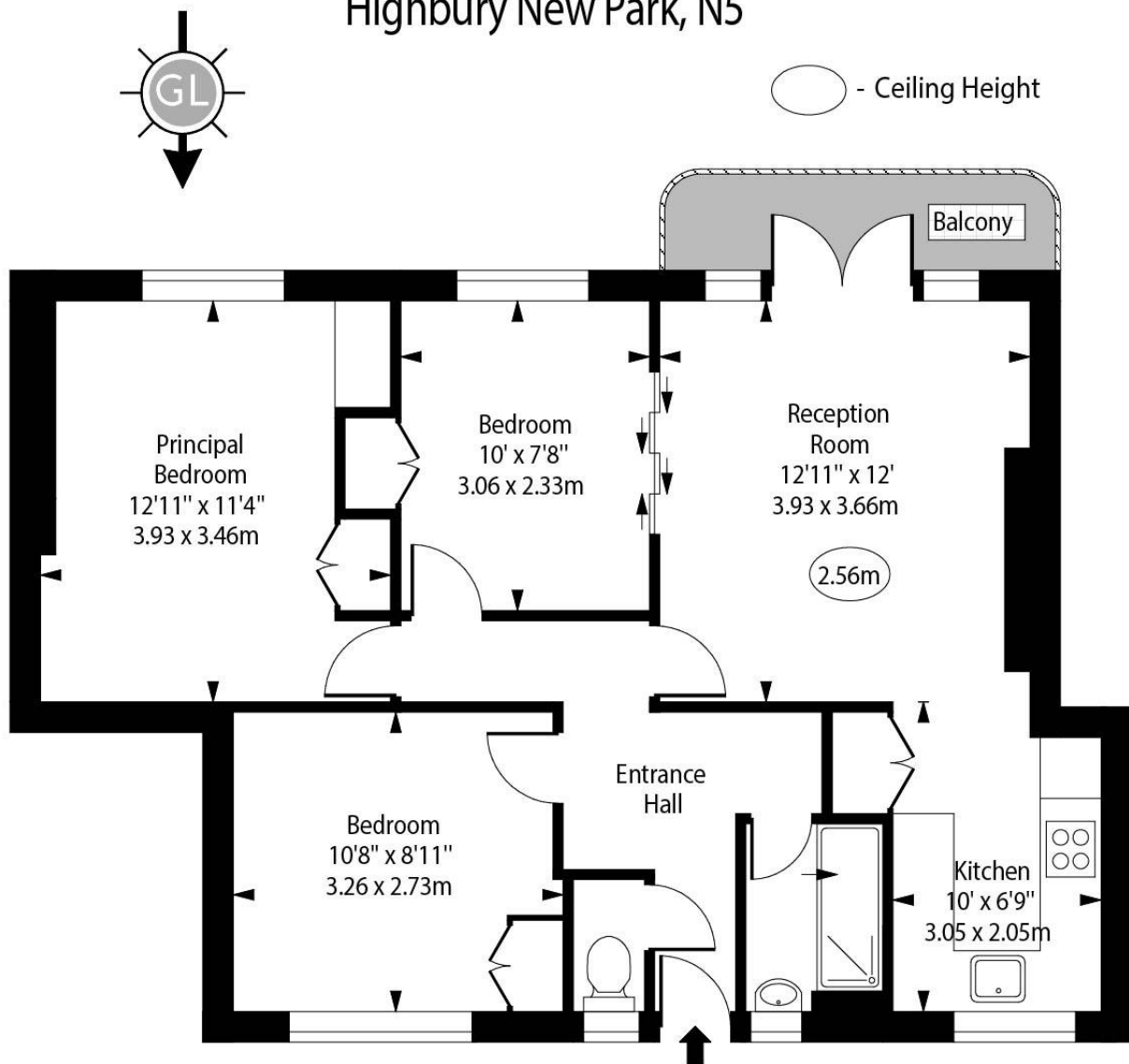
- Leasehold 88 years
- Service charge £2,172 pa
- Ground rent £10 pa



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Bushfield House,
Highbury New Park, N5



ThirdFloor

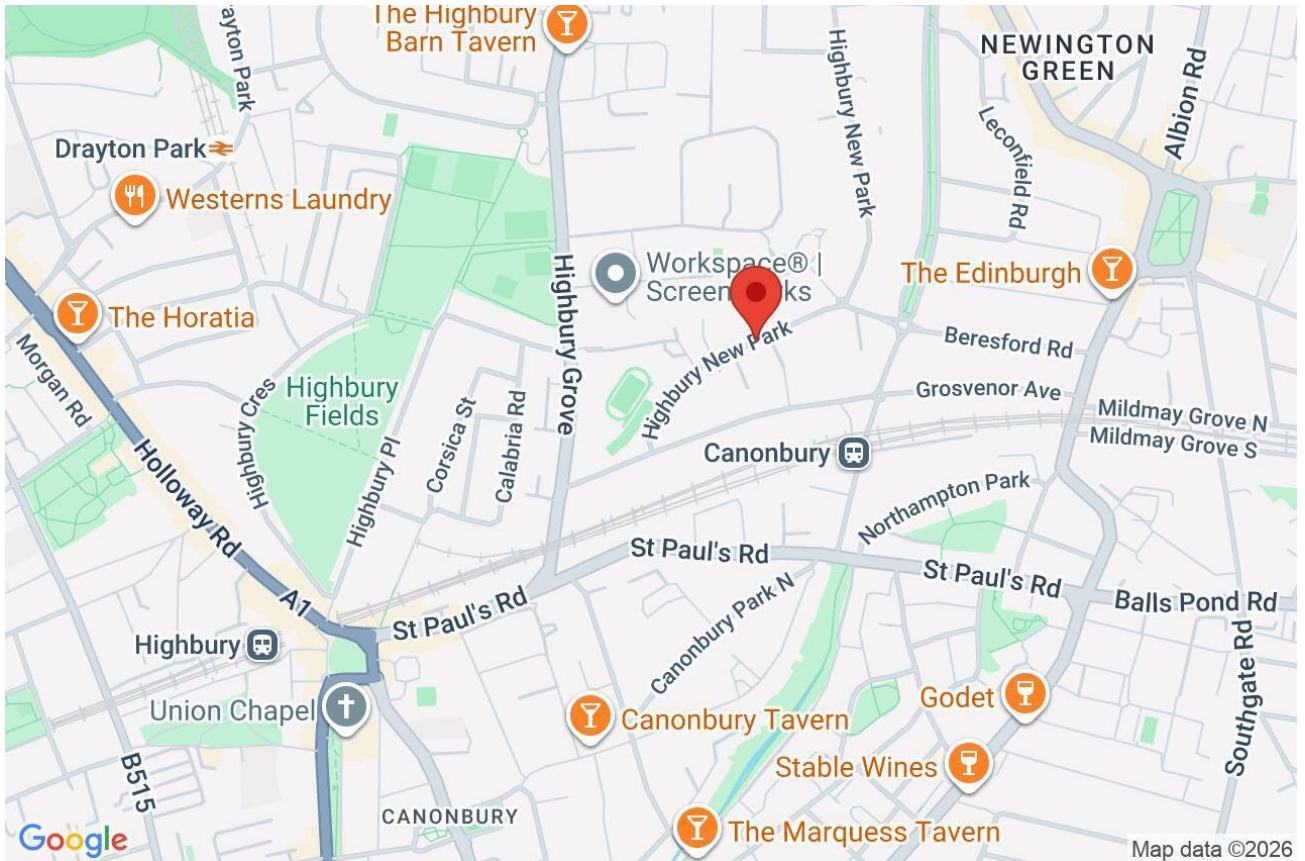
Approx Gross Internal Area 688 Sq Ft - 63.92 Sq M

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. 032234D

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		81 B
55-68	D	72 C	
39-54	E		
21-38	F		
1-20	G		