



## Highbury Hill, N5 1SX

Asking Price: £850,000 Share of Freehold

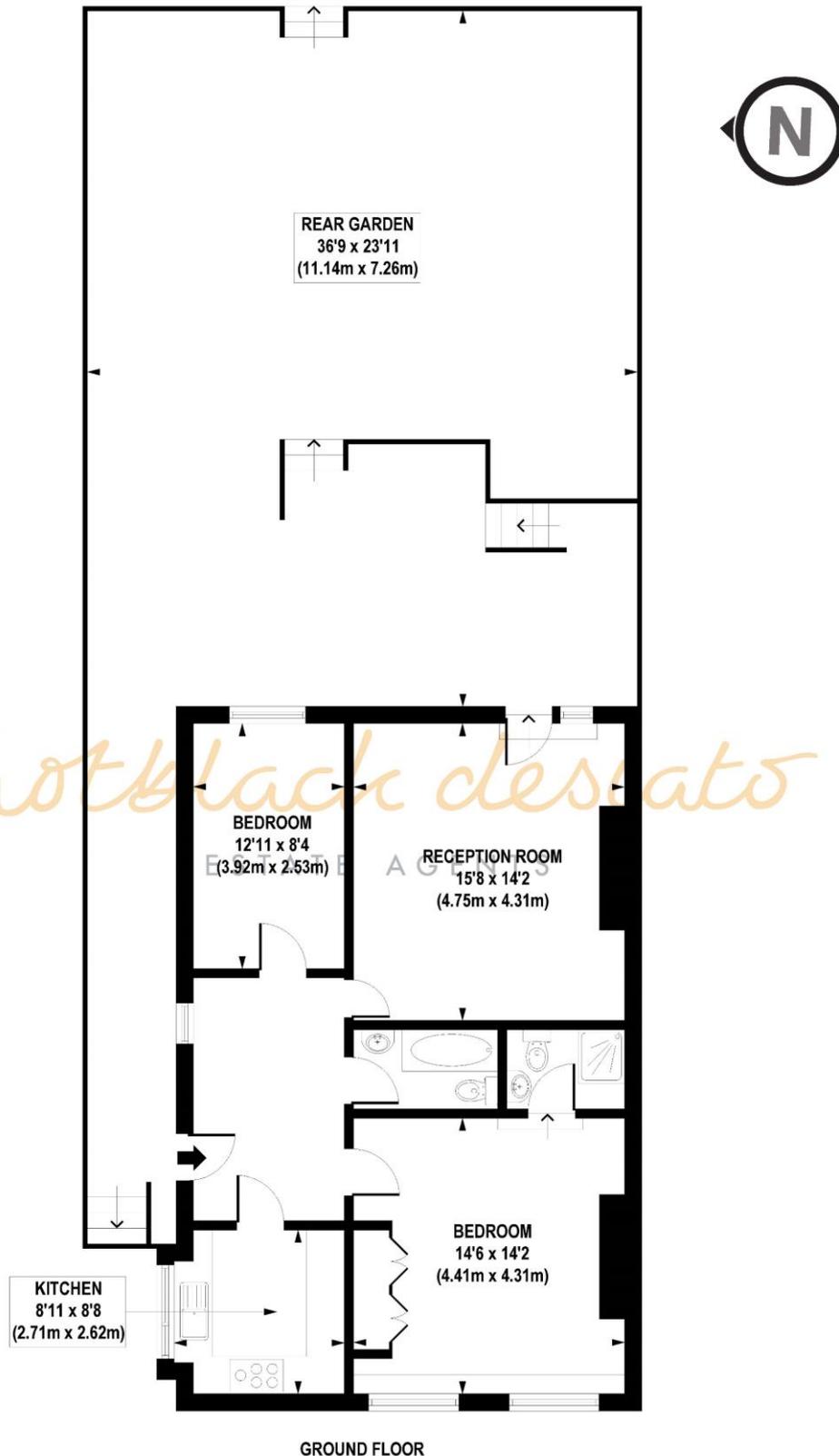
**2 Bedrooms | 1 Reception Room | 2 Bathrooms**

On Highbury's most sought-after street, a light and airy 797 sq. ft. two-bedroom, two bathroom period conversion with private outside space.

- Share of Freehold
- Garden
- Resident Parking
- Good decoration
- 797 Approx Sq Ft
- Council Tax Band E - Islington
- EPC Rating D

Boasting a coveted Highbury Hill address, this lovely flat offers lots of natural light and space throughout, a separate kitchen, reception room leading straight out onto a private garden, two double bedrooms and an ensuite. A short walk gives access to Drayton Park station getting you to Moorgate in 10 minutes, Highbury Fields leading to Highbury & Islington tube for Victoria and Overground rail lines, and Arsenal tube also brings the Piccadilly line to your doorstep.





**APPROX. GROSS INTERNAL FLOOR AREA 797 sq. ft / 74.11 sq. m**

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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 RIICS 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

