



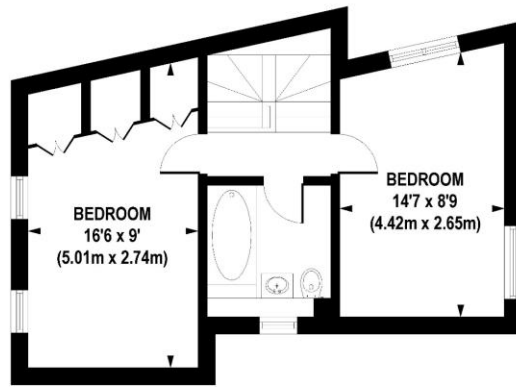
Coach House Lane, N5 1AW

Asking Price: £1,300,000 Freehold

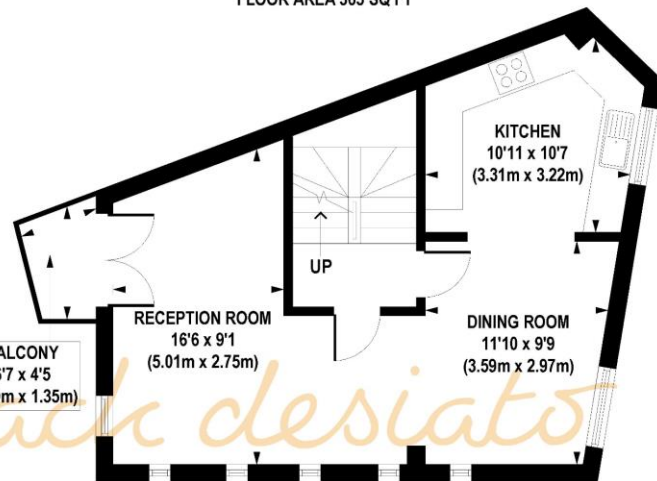
A contemporary and spacious modern townhouse located in a peaceful gated mews off Highbury Hill. Located in this secure and tranquil enclave in the heart of Highbury, this lovely home offers over 1300sqft of living space as well as a charming garden. This family home offers a light and airy feel, with plenty of storage. There is a real feeling of security and tranquillity being set back from the road behind the electric security gates.

- Freehold
- 2-3 Bedrooms
- Reception Room
- Bathroom & Separate WC
- Off Street Parking
- Security Gates
- Approx 1,300 Sq Ft
- Council Tax Band F

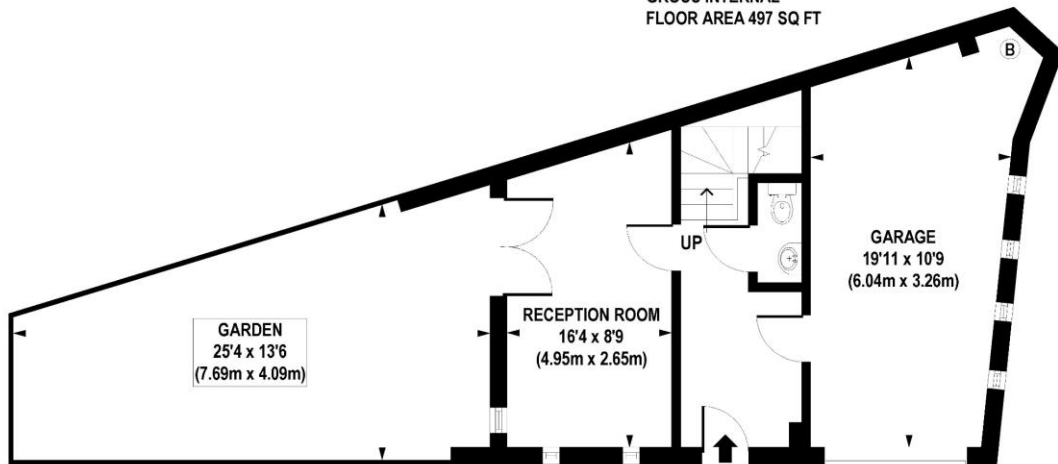




SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 365 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 497 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 479 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1341 sq. ft / 124.56 sq. m (Including Garage)
APPROX. GROSS INTERNAL FLOOR AREA 1119 sq. ft / 103.98 sq. m (Excluding Garage)

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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	