



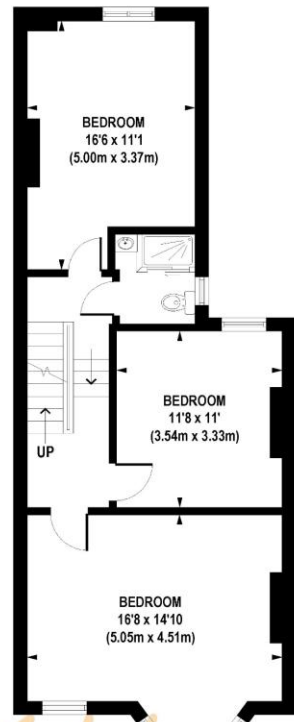
Highbury Park, N5 1UB

Asking Price: £1,650,000 Freehold

Full of character, this bright and spacious four bedroom home has been stylishly decorated throughout and combines Victorian charm with bold contemporary finishes. With a layout typical of houses of this era, it lends itself perfectly to being an ideal family home.

- Four Bedrooms
- Two Reception Rooms
- Two Bathrooms
- End of Terrace
- Freehold
- Approx 1653 Sq Ft
- Council Tax Band G (Islington)

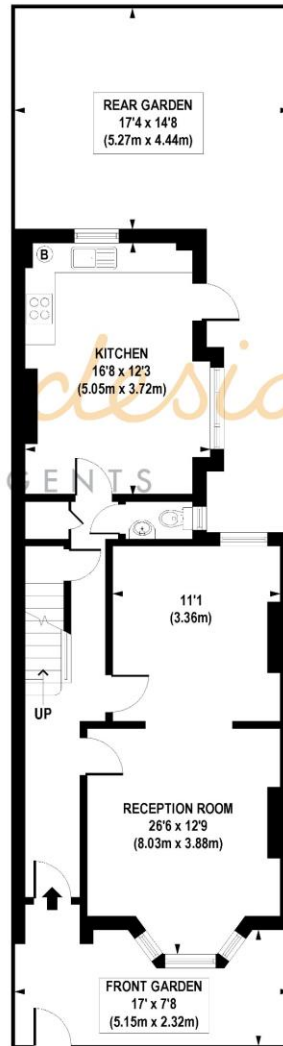




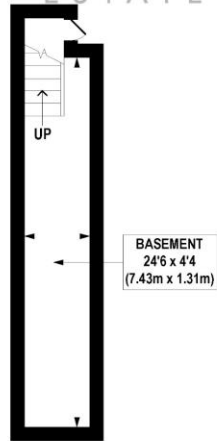
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 650 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 244 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 647 SQ FT



BASEMENT
GROSS INTERNAL
FLOOR AREA 112 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1653 sq. ft / 153.57 sq. m (Including Restricted Height Area & Basement)
APPROX. GROSS INTERNAL FLOOR AREA 1647 sq. ft / 153.02 sq. m (Excluding Restricted Height Area & Including Basement)

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		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	