



## Flat 26, Aubert Court, Avenell Road, London, N5 1BJ

Offers in excess of: £600,000 Leasehold

### 3 Total Bedrooms |

Introducing this stunning three-bedroom apartment within the heart of Highbury. This property offers over 800 square feet of lateral accommodation comprising a lovely reception room leading onto a Southwest facing wrap round balcony, modern fitted kitchen, and three bright double bedrooms.

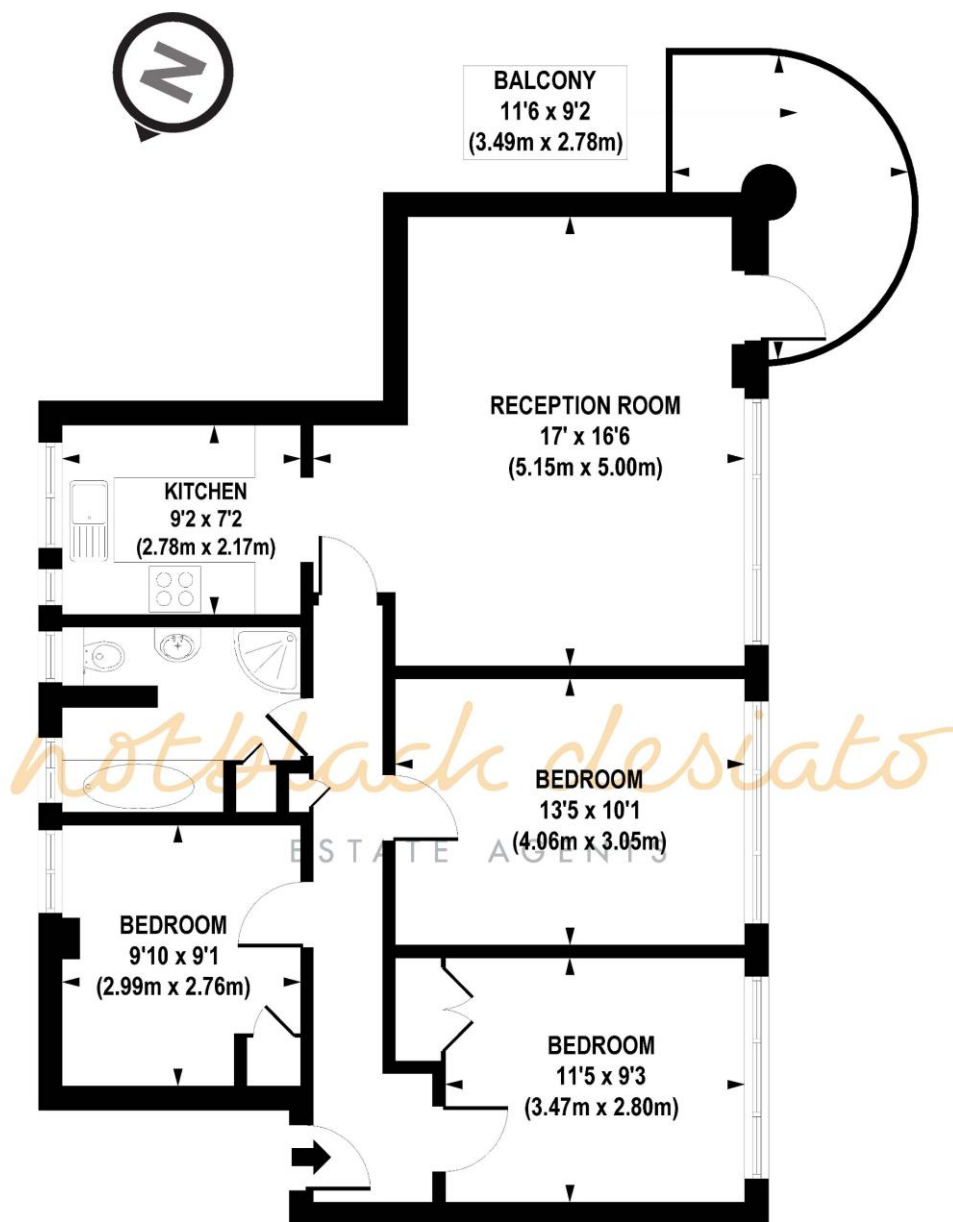
- Three double bedrooms
- Southwest facing balcony
- Chain Free
- Communal Gardens
- Great condition
- Over 800sqf
- Lift
- Bright and airy throughout



## Flat 26, Aubert Court, Avenell Road, London, N5 1BJ

Introducing this stunning three-bedroom apartment within the heart of Highbury. This property offers over 800 square feet of lateral accommodation comprising a lovely reception room leading onto a Southwest facing wrap round balcony, modern fitted kitchen, and three bright double bedrooms.





FOURTH FLOOR

**APPROX. GROSS INTERNAL FLOOR AREA 818 sq. ft / 75.95 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 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.

