



## Aberdeen Road, Highbury, London, N5 2XD

Asking Price: £400,000 Leasehold

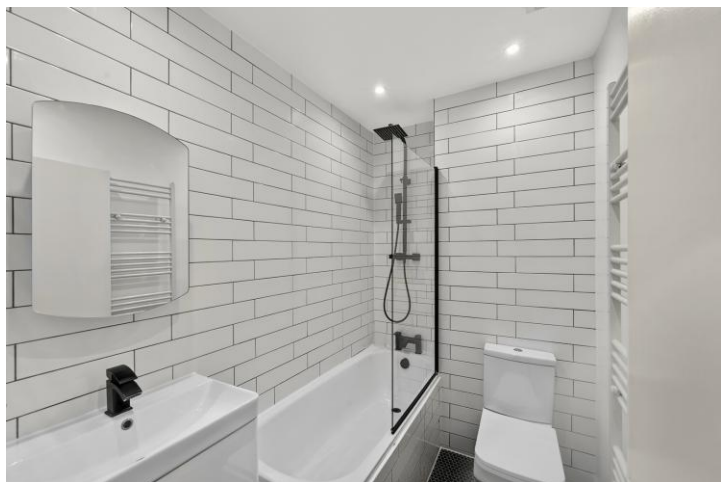
**1 Bedroom | 1 Reception Room | 1 Bathroom**

A fantastic one-bedroom flat on a quiet sought after street in the heart of Highbury. The property offers a light, open-plan kitchen reception, double bedroom and full bathroom suite. Neutrally decorate with wooden floors throughout. It's a stone's throw from the popular Highbury Barn and 5 minutes to Highbury Fields and the Underground.

- Leasehold 177 years 9 months
- Service charge £1,077 pa

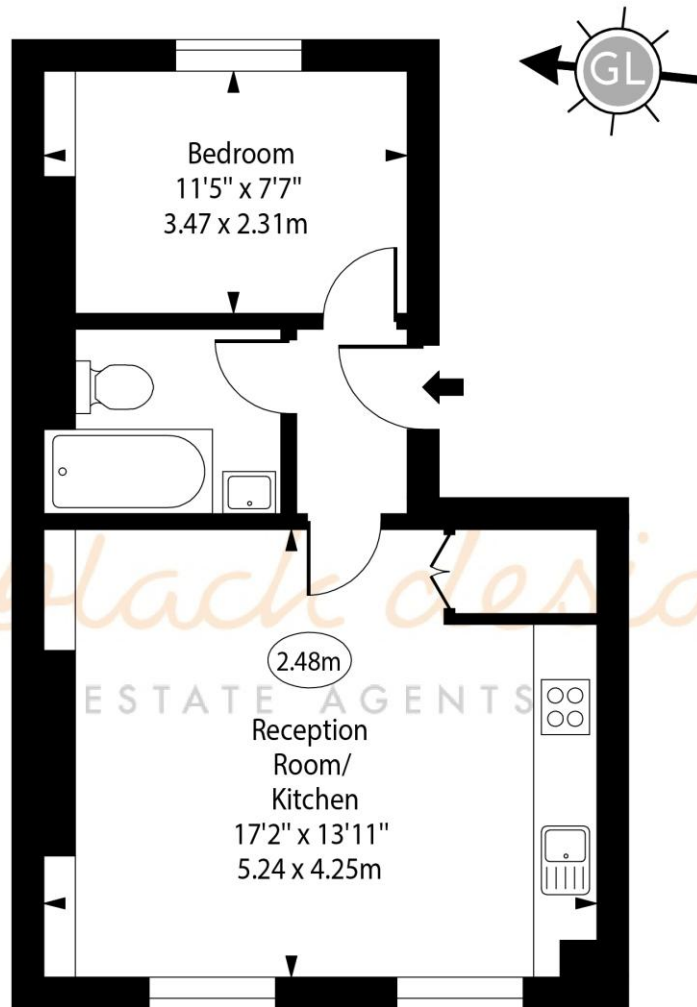


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## Aberdeen Road, N5

○ - Ceiling Height



### Second Floor

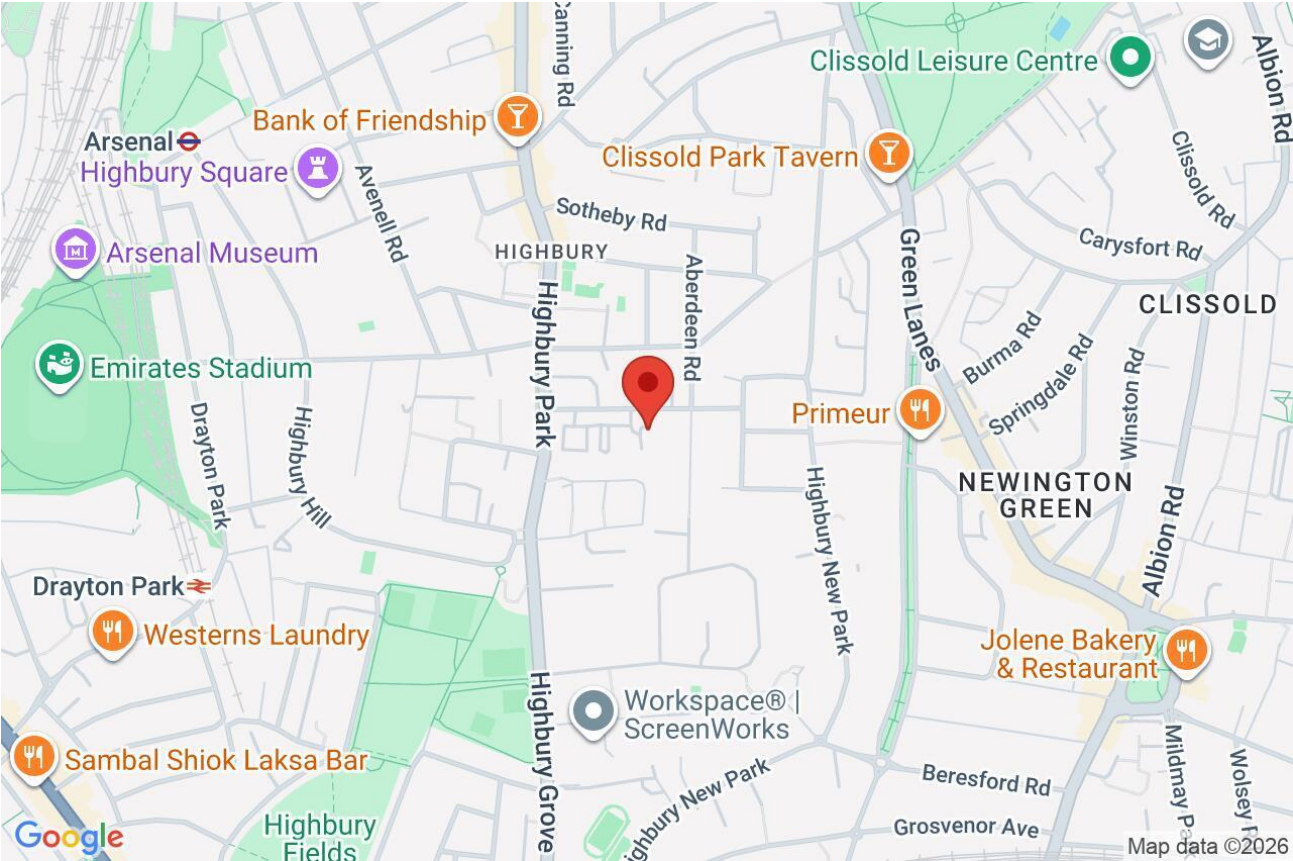
Approx Gross Internal Area

400 Sq Ft - 37.16 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. 031160D



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    | 68 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |