hotblack desiato



Highbury Grove, London, N5 1HR



Offers Over: £400,000 Leasehold

1 Bedroom | 1 Reception Room | 1 Bathroom

A bright and well-proportioned one-bedroom apartment with a private balcony, set on the second (top) floor of this popular and well-maintained ex-local authority building on sought-after Highbury Grove. Ideally located for Highbury Fields, Upper Street, with excellent transport links and close to all the amenities of Islington.



- Service charge £1,527 pa
- Leasehold 112 years
- Ground rent £10 pa

Highbury Grove, London, N5 1HR

A fantastic one-bedroom apartment adjacent to Highbury Fields. The property offers spacious and well-balanced accommodation, comprising a generous reception room with direct access to a private balcony, a separate kitchen, a good-sized double bedroom, renovated bathroom and excellent storage throughout, including direct access to the loft space. Large east- and west-facing windows allow for plenty of natural light, creating a bright and welcoming living environment.







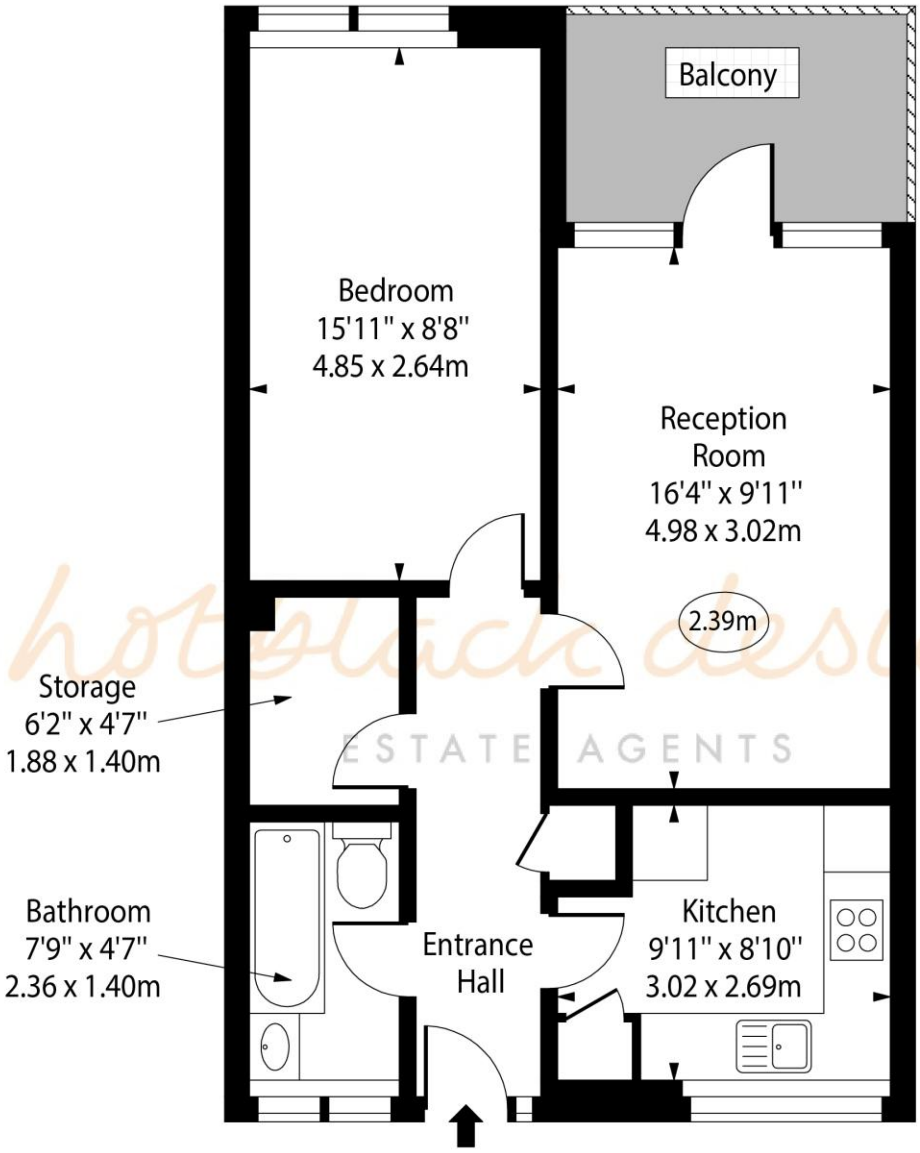






Highbury Grove, N5

- Ceiling Height

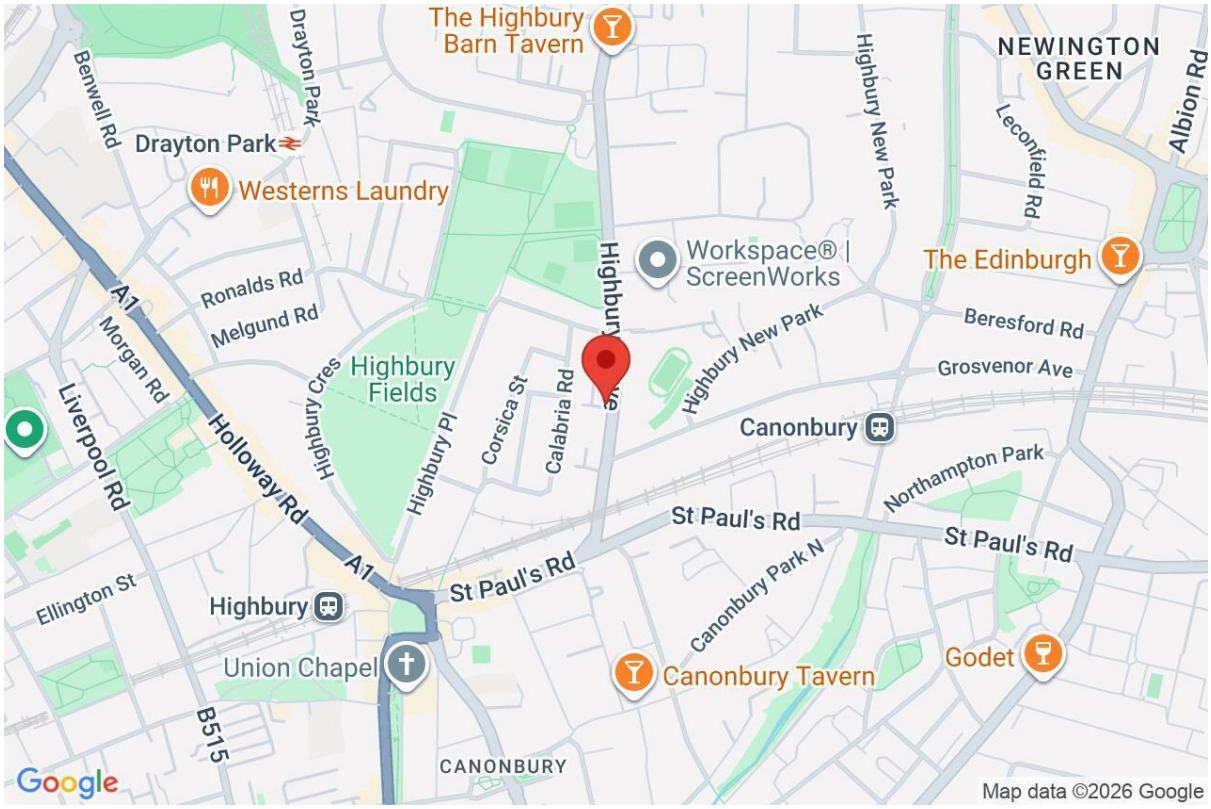


Second Floor

Approx Gross Internal Area 538 Sq Ft - 49.98 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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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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		