



Woodstock House, Highbury Grange, Highbury, London, N5 2QF

Offers in excess of: £715,000 Leasehold

3 Bedrooms | 1 Reception Room | 1 Bathroom

A well presented three bedroom apartment with stunning views over the City. Newly decorated and situated on the top floor of this purpose-built block in the very heart of Highbury. Comprising three double bedrooms, one being a distinct master, a modern kitchen and large reception room leading out onto a large decked roof terrace. Moments from Highbury Barn and only a short walk from a number of transport options.

- Leasehold 90 years 11 months

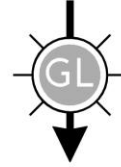
- Service charge £4,444 pa estimated cost for 2025-26
- Ground rent £10 pa



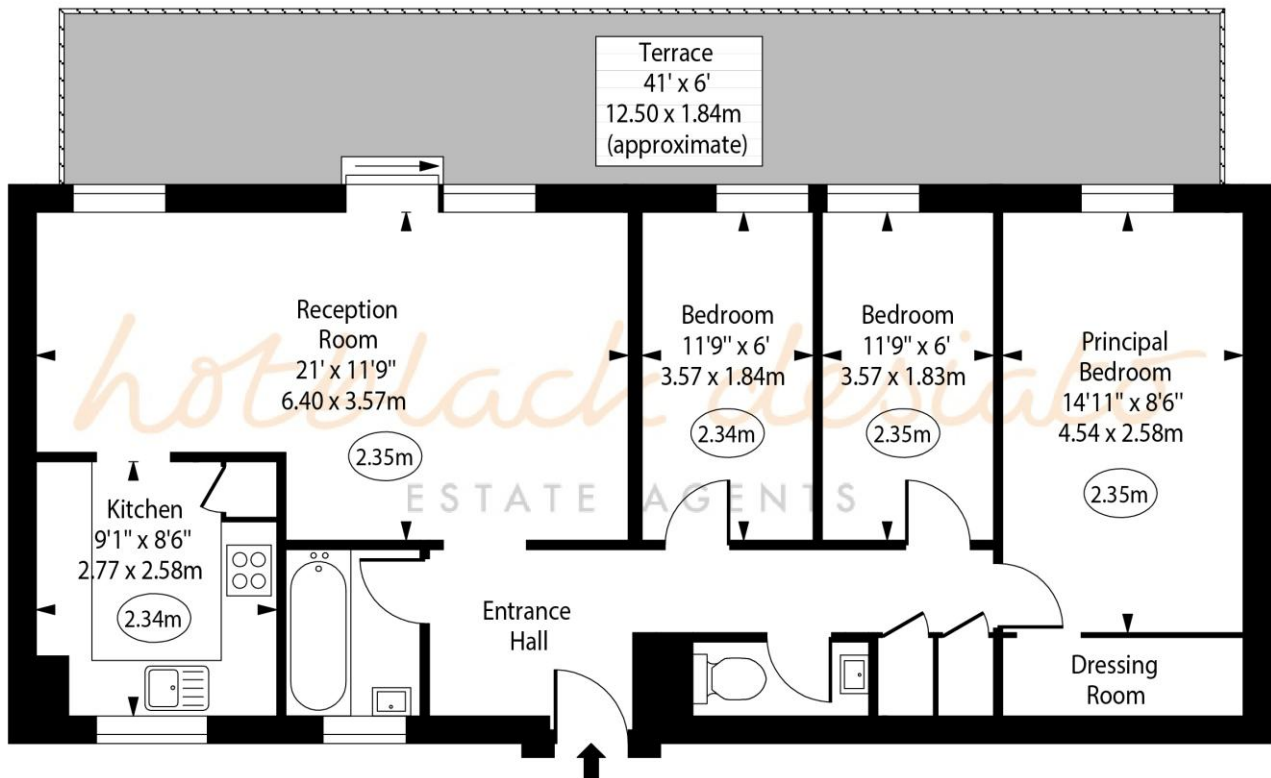
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○ - Ceiling Height



Fifth Floor

Approx Gross Internal Area

765 Sq Ft - 71.07 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. 033543J

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.

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