



HIGHBURY GROVE, LONDON, N5
£725,000 LEASEHOLD

A STUNNING, THREE BEDROOM, TWO
BATHROOM MAISONETTE WITH PRIVATE
GARDEN IN HIGHBURY, N5.

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DESCRIPTION:

A beautifully presented, three/four bedroom, two bathroom maisonette positioned moments from Highbury Barn and Upper Street. Standing in excess of 950 sqft, after walking through your own private, west facing garden and in via your own front door, you are welcomed into a spacious kitchen with cleverly designed island incorporating a breakfast bar and further dining space. The first floor occupies a good sized reception room and three bedrooms, the master benefiting from an en-suite shower room and built in wardrobes, and a family sized bathroom. The property is completed with a downstairs wc and ample storage throughout.

The property is situated moments away from the highly renowned local amenities of Highbury Barn, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Bourne's Fishmongers and Wine Rack Vintners all of which are hugely popular with locals as well as drawing those from further afield. Upper Street is also within close proximity known for its boutique shops and trendy atmosphere, while Highbury Fields and Clissold Park are also nearby.

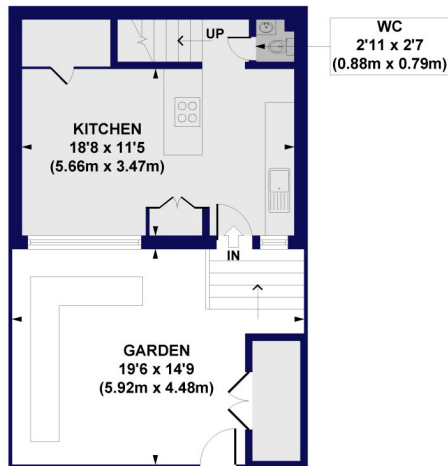
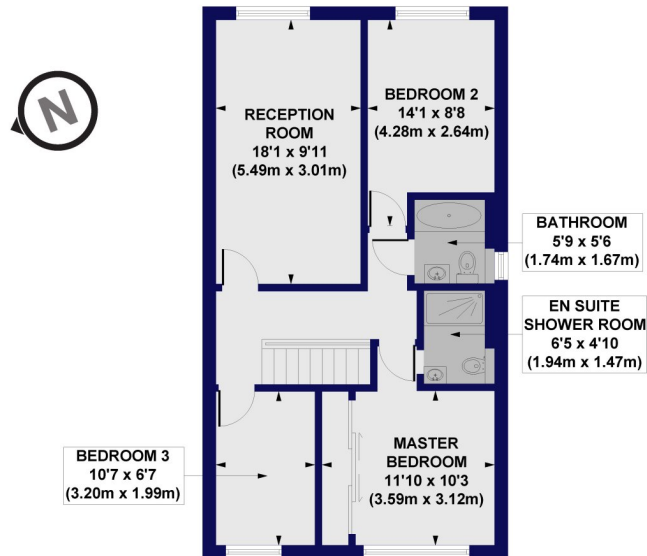
Transport links are well serviced by a selection of good bus routes as well as Highbury & Islington station (Victoria line and Overground - taking you directly to the City), Arsenal underground station (Piccadilly line) and Angel underground station (Northern line) which are all close by. Canonbury Overground is also

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Highbury Grove, N5
Approx. Gross Internal Floor Area 956 sq. ft / 88.86 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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