



**ABERDEEN ROAD, LONDON, N5**  
**£600,000 SHARE OF FREEHOLD**

**A STUNNING, ONE DOUBLE BEDROOM WITH  
PRIVATE TERRACE AND EXTRA ROOM FINISHED  
TO A HIGH STANDARD.**

**Islington** | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)





## DESCRIPTION:

A stunning, one double bedroom apartment positioned on the first floor of this handsome Victorian building in Highbury, N5. Set perfectly placed on a no-through road, the property offers an exceptional amount of natural light to pour in from the east-west facing aspect, and is presented in great condition throughout. Accommodation comprises of a sensational living room with feature fireplace and large sash windows overlooking the quiet road, while a fully equipped kitchen can be found directly off here. The double bedroom benefits from built in storage and leads out to the most special roof terrace via bi-folding doors and showcases all the gardens Aberdeen Road has to offer. The property is completed with a modern shower room and an additional demised room off the communal hallway, perfect as a work from home spot.

The flat is set at the preferred end of Aberdeen Road, set just off the prestigious Aberdeen Park, on a no through road and is moments from Highbury Fields.

The well renowned Highbury barn offers a selection of independent local shops including Bournes fishmonger, Godfreys butcher, Di Marios Deli alongside various restaurants and tea rooms. Upper Street is only a short distance away and a selection of transport links are on hand for easy access to the City and West End.

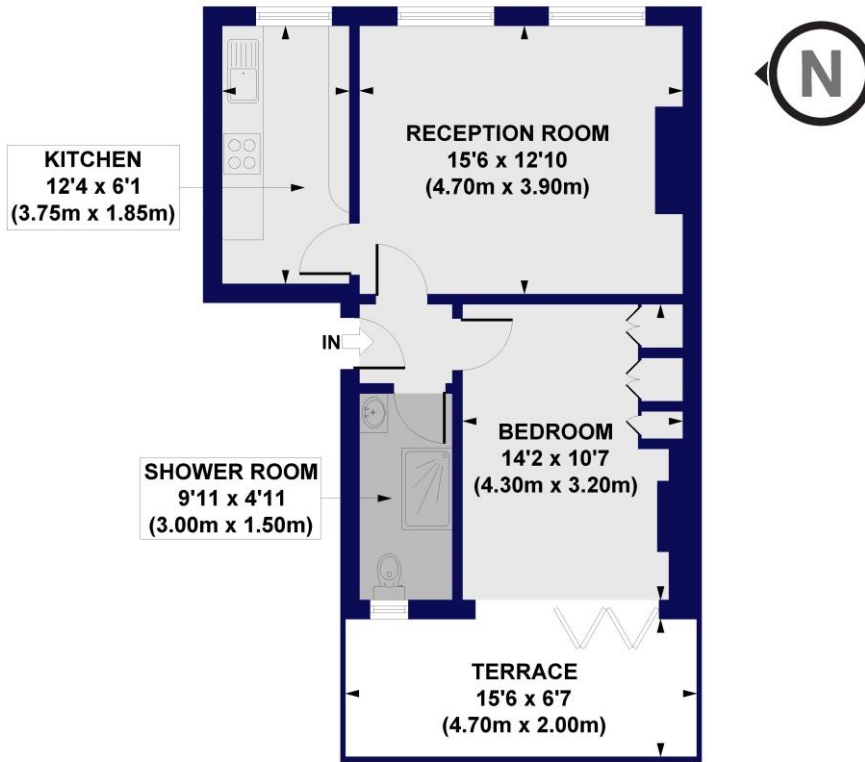
Highbury and Islington offers the Victoria line and overground services whilst the Piccadilly line operates from Arsenal.



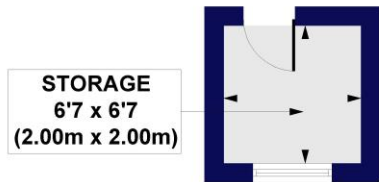


# Aberdeen Road, N5

Approx. Gross Internal Floor Area 546 sq. ft / 50.75 sq. m (Including Storage)



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 503 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 43 SQ FT

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.

**Winkworth**

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.

