



FLAT 46, GARDNERS COURT, KELVIN ROAD, Highbury, N5
£400,000 LEASEHOLD

**A LARGE AND TASTEFULLY FINISHED ONE
BEDROOM FLAT ON Highbury BARN WITH ITS
MANY SHOPS AND EATERIES**

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DESCRIPTION:

A stunning, one double bedroom, upper floor apartment positioned in the heart of Highbury, N5. Standing close to 505 sqft, the property has been tastefully decorated by the current owner making it an ideal first-time purchase or long-term investment. Situated on the top floor of a small purpose-built block this property benefits from lots of natural light. Upon entrance, you are welcomed into a wonderfully bright and spacious reception room overlooking a peaceful green area. The separate kitchen offers plentiful worktop and cupboard space, while ample storage for the flat can be found in the hallway. The double bedroom positioned at the rear of the property is spacious while the property is completed with a modern bathroom.

Quiet and bright throughout the day, the property is nonetheless a stone's throw from the bustling pub and independent stores of Highbury Barn, including the family-owned Mrs Lovell's greengrocer and Highness Cafe, along with Godfreys butcher, Bourne's fishmongers, La Fromagerie, Highbury Vintners and Da Mario's Italian deli. It's also a short walk to the creative hub of Blackstock Road, where you'll find craft beer and games at Grin and Beer It, Claytime pottery studio, Ink@84 independent book store and Lim yoga store, along with much more.

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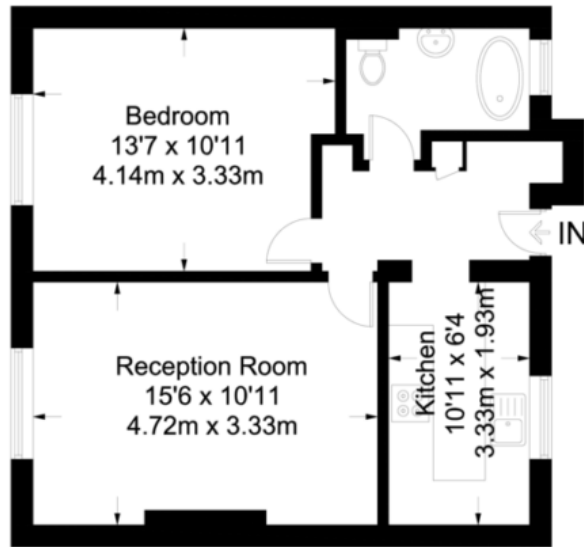


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Gardener Court



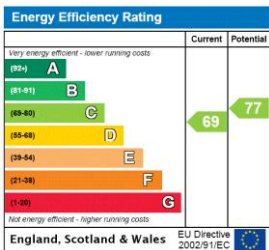
Approximate Gross Internal Area = 505 sq ft / 46.9 sq m



Third Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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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