



A top floor modern apartment with balcony in great Islington location.

**Sheringham Road, Highbury, Islington, London, N7**

£475 pw (£2,058.33 pcm) plus fees apply  
Available from 09.12.2019



- 1 double bedroom
- 1 single/study room
- Balcony
- Lift
- Excellent transport links

**Local Information**

Highbury is a residential suburb in the London Borough of Islington. The area has traditionally had a very friendly, mixed demographic, from music producers to bankers, comedians and journalists to lawyers and politicians. Within a short walk of Highbury & Islington Station is the open space of Highbury Fields surrounded by impressive Georgian and Victorian architecture, popular in the summer months with outdoor public tennis and netball courts and a small indoor fitness centre and pool. Highbury Barn is a small parade of independent award winning local shops and amenities, including Godfrey's butchers and Highbury Vintners.

Housing stock in the area is largely Victorian and Georgian, ranging from the grand villas of Highbury Hill and the huge flat fronted town houses of Highbury Place to the pretty, tree lined streets east of Petherton Road and north of Highbury Fields.

Liverpool Road runs the length of Barnsbury from Holloway Road in the north to the Angel end of Upper Street in the south.

**About this property**

A modern and bright apartment located on the top floor of this part modernized period building with lift, overlooking the beautiful St' Mary Magdalene Church Gardens, and within easy walking distance to Highbury & Islington Station and Upper Street.

The property comprises an open plan living space with modern fitted kitchen with breakfast bar and under floor heating, a double bedroom with storage and patio doors leading onto a Balcony, a further single bedroom/study, bathroom and shower.

**Furnishing**

Part Furnished

**Local Authority**

Islington

**Energy Performance**

EPC Rating = D

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Lettings Office.

Telephone: +44 (0) 20 7354 6701.

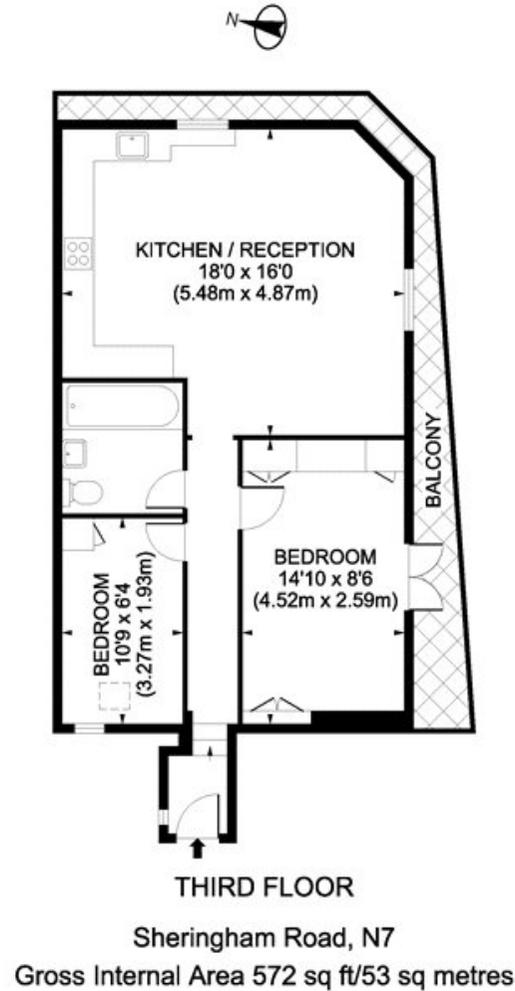




Sheringham Road, Highbury, Islington, London, N7  
 Gross Internal Area 572 sq ft, 53.1 m<sup>2</sup>

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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\*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20191111ELTO

