



## LOVELY TWO BEDROOM APARTMENT IN A QUIET HIGHBURY LOCATION

ELWOOD HOUSE, HURLOCK STREET, LONDON, N5 1EU

**Guide Price £450,000 - Leasehold**



## IDEAL FOR FIRST TIME BUYERS OR INVESTORS ALIKE.

reception room • kitchen • 2 bedrooms • shower room • communal gardens and playgrounds • Low rise block • Communal gardens and playgrounds • Quiet residential street • Green outlook • Two balanced double bedrooms

### Location

Elwood House is located between Elwood Street and Hurlock Street in the heart of Highbury. It is extremely well located for all the local amenities at Highbury Barn. Highbury Fields is a short walk away, with its large open green spaces, tennis courts and gym and Highbury Barn with its local shops. It is also a short walk from popular Clissold Park. There are good transport links with buses into the City and West End and the underground at Arsenal tube (Piccadilly line), Highbury and Islington (Victoria line and overland connections), and Drayton Park Overground is also nearby with trains directly to Moorgate.

### Description

This fantastic lateral flat is positioned on the third floor of this impressive block.

Accommodation includes a well-sized reception room, two balanced double bedrooms and a well-appointed separate kitchen. There is also a shower room with a separate W/C.

The property has recently been re-decorated and is ready for immediate occupation.

### Energy Performance

A copy of the full Energy Performance Certificate is available on request.

### Viewing

Strictly by appointment with Savills.

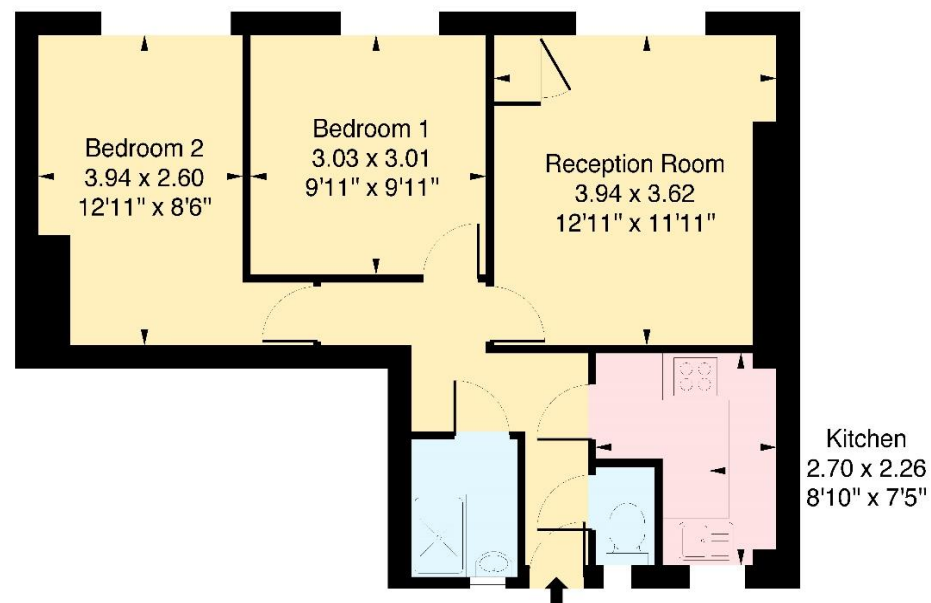






## Elwood House, Hurlock Street, N5

Approximate Gross Internal Area = 569 sq ft / 52.86 sqm



### Third Floor

Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only and is not to scale.  
Dotted lines indicate restricted head height unless marked otherwise.



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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>	75	80
(55-68) <b>D</b>		
(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