



A unique apartment in this stunning church hall conversion, formerly the Wessex Sound Studios.

**Highbury New Park, London, N5**

£745,000 Leasehold (168 years remaining)





Reception • Kitchen • 2 bedrooms • 2 bathrooms •  
Garden • Set in a former recording studio • Located  
near to excellent transport links • Walled garden patio •  
Beautiful period features • Large entertaining area

#### Local Information

The Recording Studio is discretely tucked away behind St Augustine's Church on the beautiful tree-lined Highbury New Park. It is well placed for the excellent transport links at Canonbury, Arsenal and Highbury & Islington Stations. These offer numerous bus, Underground, London Overground and National Rail links all providing easy access to the City, West End, Canary Wharf, and the international connections at Kings Cross St Pancras. Highbury Barn with the excellent local shopping and amenities is a short walk away, whilst further facilities including restaurants, bars, theatres and cinemas are close by on Upper Street and at The Angel.

#### About this property

Savills are delighted to present this magnificent apartment set in the 'The Recording Studio' development on Highbury New Park. The building is steeped in history. It was originally built in 1881 as the church hall to St Augustine's Church. In the 1960s the building became the home of the renowned Wessex Sound Studios. In 1965 George Martin, the legendary producer of The Beatles, bought the studios and made of it one of the hottest rock hubs in the music industry.

The list of musicians who recorded here is incredible – they include The Rolling Stones, The Clash, Queen, The Sex Pistols and many more world famous acts. In 2006 the building was converted to its current form as a residential gated development known as 'The Recording Studio' with eight apartments and one townhouse.

The apartment we offer is set on the ground floor within the main building. The apartment offers nearly 800sqft of living space with the open plan kitchen/reception room generously proportioned with plenty of space for a large dining table and ample soft seating and lots of room between. The main bedroom is a fantastic size with a large en suite. The second bedroom is also a great size with a custom-made built-in wardrobe, and there is a modern family bathroom and a wraparound walled garden

#### Tenure

Leasehold(168 years remaining)

#### Local Authority

Islington

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.  
Telephone: +44 (0) 207 226 1313.

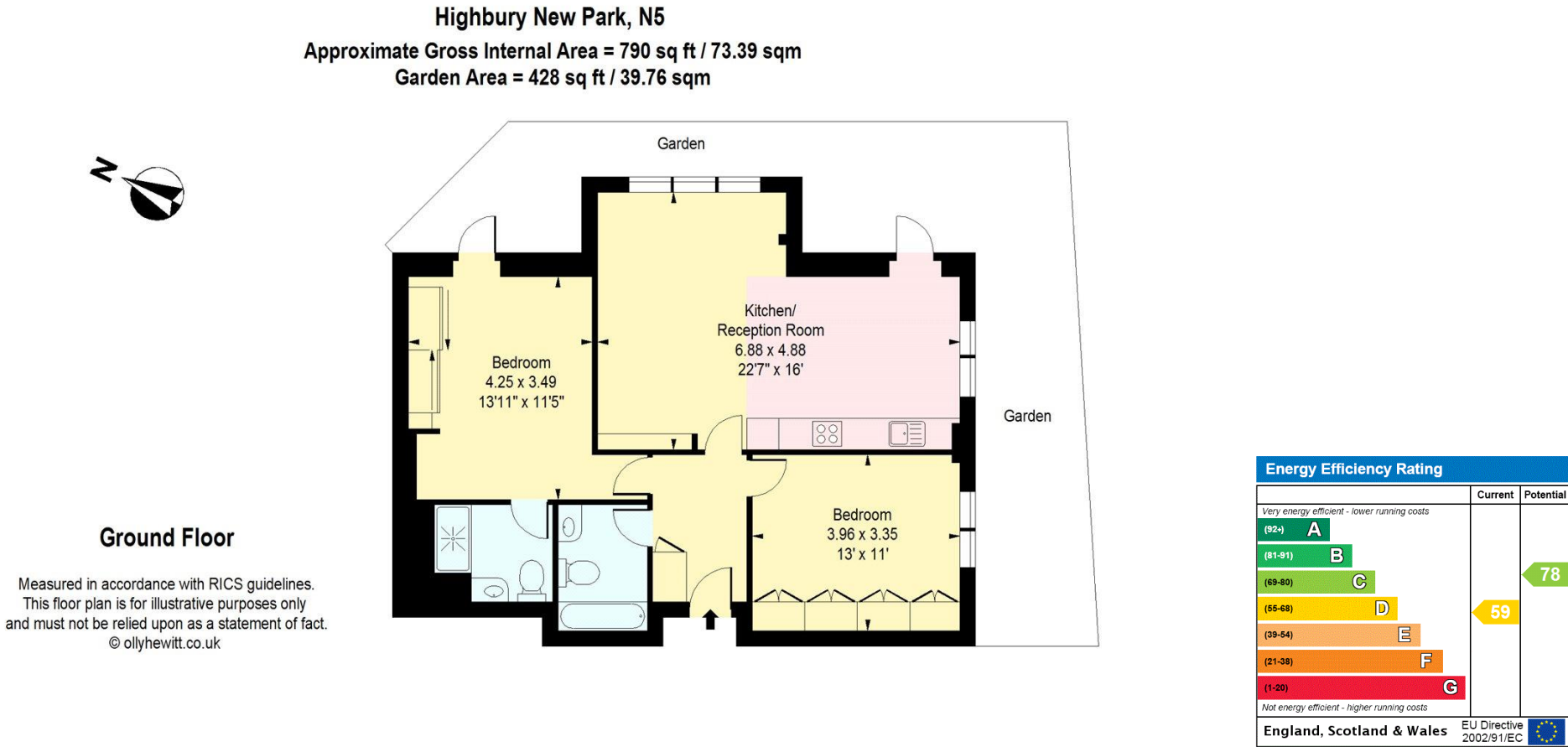






Highbury New Park, London, N5  
Gross Internal Area 790 sq ft, 73.39 m²

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