



A fantastic one bedroom period conversion in Highbury with a wonderfully kept private garden

Gillespie Road, Highbury, London, N5

Guide Price: £550,000 Leasehold

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Reception room • Spacious kitchen with room for dining • Bedroom • Bathroom • Beautiful private garden • Excellent condition throughout • Extremely good transport links • Period features

Local Information

Gillespie Road is a quiet, family orientated street well placed for access to both Arsenal and Finsbury Park Underground stations, with Drayton Park overground station also within easy reach. Gillespie Park nature reserve is on the doorstep with Highbury Fields, Clissold Park and the renowned shops of Highbury Barn and the variety of restaurants and cafes of Blackstock Road are within easy reach. Popular restaurants of note in the area include Little Sardegna, Top Cuvee, Farang (Michelin bib) & Patron Cave a Manger.

About this property

An excellent one bedroom garden flat set on the ground floor of this attractive terraced house in Highbury.

The property is presented in excellent decorative order with attractive bay windows in both the reception room and kitchen which also has room for dining. The kitchen is from John Lewis with AEG appliances. There is a modern bathroom with large storage cupboard which also houses the boiler which was installed only 4 years ago. The cellar is accessed off the hallway and has huge capacity for storage.

The spacious private garden is accessed from the kitchen, is partly decked and has borders planted with mature shrubs, apple and pear trees, herbs and rhubarb. It benefits from a sunny aspect and is ideal for entertaining.

Tenure

Leasehold (91 years remaining)

Energy Performance

EPC Rating = C

Viewing

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

Telephone: +44 (0) 207 226 1313.

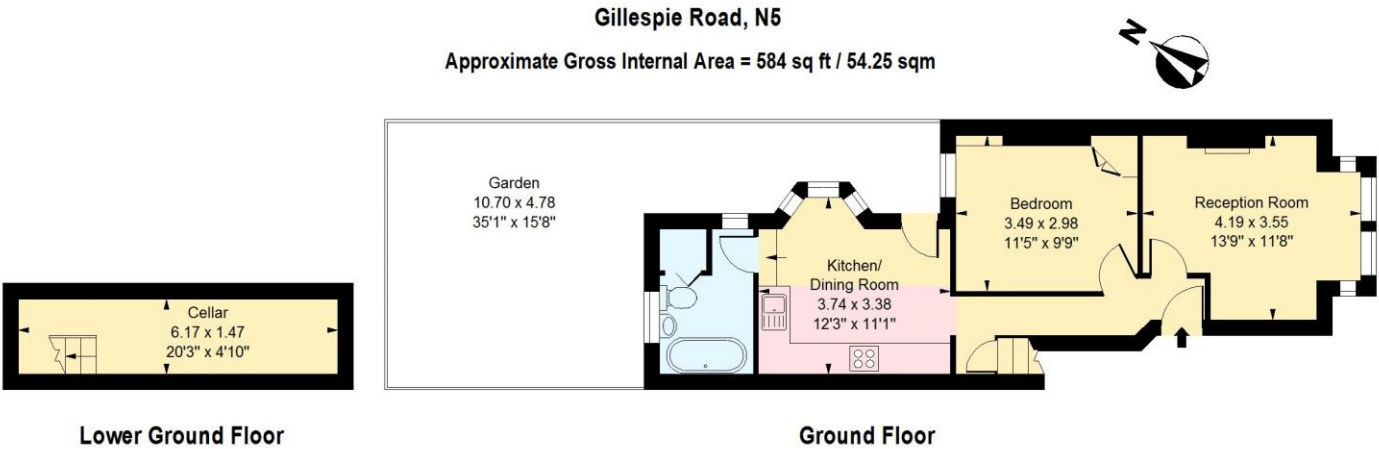





Gillespie Road, Highbury, London, N5
Gross Internal Area 585 sq ft, 54.3 m²

James Davidson
Islington
+44 (0) 207 226 1313
james.davidson@savills.com

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Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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