



Beautifully designed upper maisonette with roof terrace.

Highbury Hill, Highbury, London, N5

£1,050,000 Share of Freehold

savills

Reception room • kitchen • master bedroom with en suite shower room • two further double bedrooms • bathroom • incredible eaves storage • roof terrace • share of freehold • Lateral space • Beautifully appointed • Lovely natural light

Local Information

Highbury Hill is a residential tree lined road in Highbury with pretty housing stock of a similar style and this maisonette is located at the section where Highbury Hill connects with Aubert Park. The local shops at Highbury Barn are within easy reach and include La Fromagerie, greengrocers, butchers and fishmongers to name a few, with larger supermarkets close by. The large open green space of Highbury Fields with it's many amenities including a gym and tennis courts, is located at the top of the Hill. Transport links are very well placed with exceptional bus routes on Highbury Grange and both the Piccadilly Line (Arsenal station) and Victoria lines/London Overground/National Rail links (Highbury & Islington) within walking distance, not forgetting National Rail at Drayton Park. All the amenities on Islington's trendy Upper Street are accessible.

About this property

The apartment is approached by a well kept communal hallway, with stairs to the first floor. The apartment sits over the first, second and third floors of this handsome Victorian Semi-Detached town house and has been both tastefully and carefully restored by the current owners 18 months ago. There is a large reception room with solid oak parquet flooring, fireplace and fitted shelving, with built in surround sound ceiling speakers.

This room enjoys pretty green views over the rear gardens. There is a separate eat in kitchen, which is large enough to accommodate a dining table. There are wooden fitted units, marble work top and a Rangemaster oven. There is a generous master bedroom, with fitted wardrobes and an en suite shower room. There is a further double bedroom and family bathroom on this floor. The bathroom benefits from designer tiles (Fired Earth) and a Cast Iron Bath with Aston Matthews taps. There is underfloor heating in both the family bathroom and en suite shower room. Internal stairs lead up to the third floor, where there is a flexible space which could be a further double bedroom, additional reception room or a study, for those working from home. This room enjoys direct access out onto a private roof terrace. There is ample eaves storage accessed from this room, which is rarely found in apartments, and extremely useful. The property benefits from a new boiler, solid oak oak parquet floors throughout (Fired Earth) and is offered with a share of the freehold. This is truly an amazing apartment, which is ready for immediate occupation.

The property was photographed in March 2017.

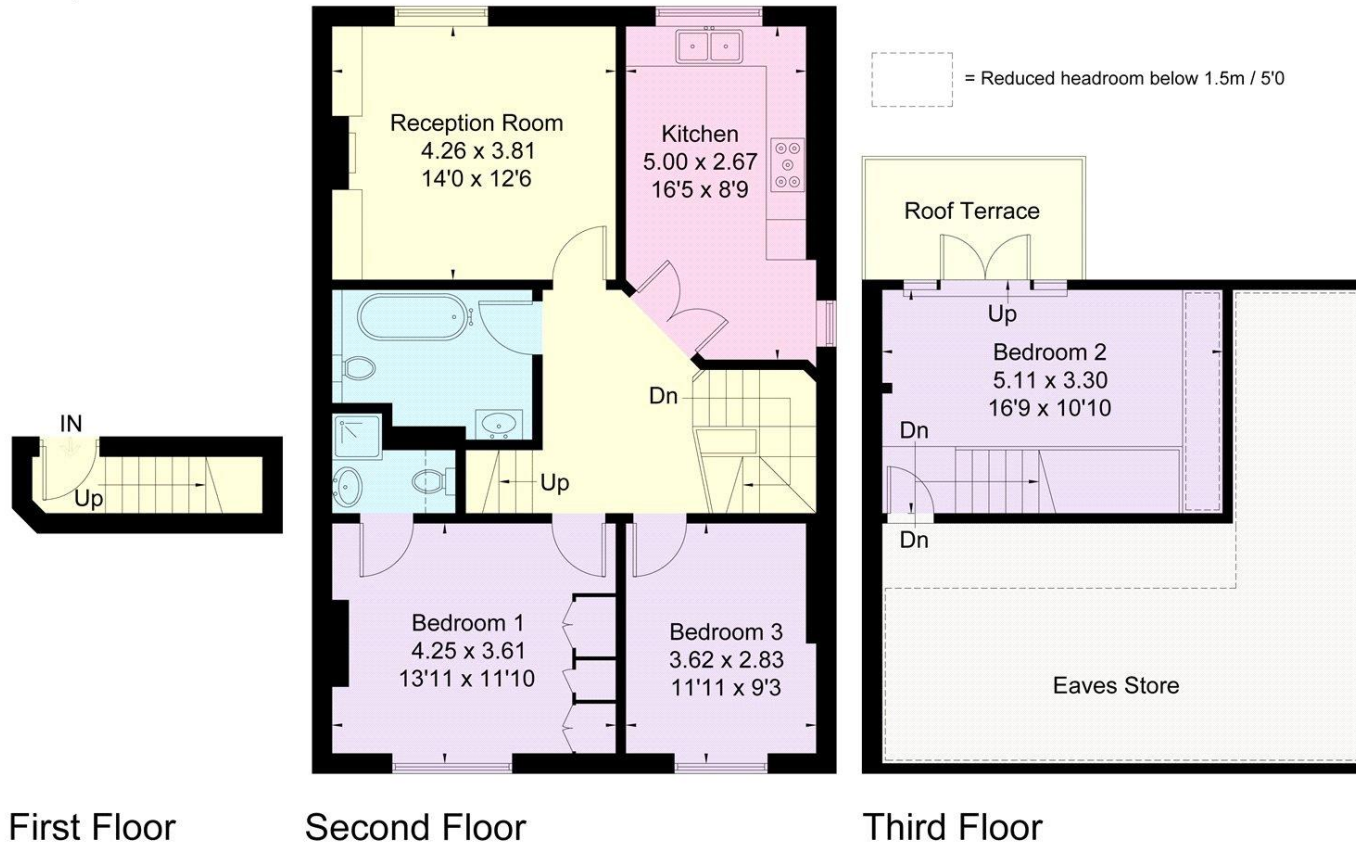
Tenure

Share of Freehold





Gross Internal Area (approx) = 99.1 sq m / 1068 sq ft
(Excluding Eaves Store)
For identification only. Not to scale.
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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92+) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		62	81
England, Scotland & Wales		EU Directive 2002/91/EC 