



## A stunning first floor apartment in elegant Georgian house

**Highbury Park, Highbury, London, N5**

£645,000 Share of Freehold





Open plan reception room/kitchen • double bedroom • bathroom • 54 sq m (585 sq ft) • period features

### Local Information

Highbury Park is located in the heart of Highbury Barn, just north of Highbury Fields. The local shops are conveniently located across the road and include La Fromagerie, Butchers, Fishmongers and a Post Office. Transport links are also readily available, with excellent bus routes outside the front door heading into the City and West End. Highbury and Islington station (Overland and Victoria Line) along with Arsenal station (Piccadilly Line) are both within easy reach.

### About this property

Arranged over the first floor of this substantial Georgian house, this apartment retains the generously proportioned rooms of this period. Of special note is the original 25' reception with 12'6" high ceilings, ornate ceiling mouldings and ceiling roses. This beautiful room has three floor to ceiling sash windows, each with a Juliette balcony and full height working shutters. There is an ornate fireplace with a slate hearth. Solid oak flooring runs throughout this room into the hall. The stylish bespoke kitchen consists of very high quality Miele oak and stainless steel cabinets, a stainless steel work surface and Miele appliances. The bedroom at the rear has ornate cornicing, a large sash window with views over the rear garden and access to a generous loft space.

The bathroom is designed to the same high standard with porcelain floor tiles, a steel two person bath with shower area and marble tiles. The property has been designed with great attention to detail including soundproofing on all floors and bespoke radiators. The flat also has ownership of a flat roof, which subject to obtaining the right permissions could be used as a roof terrace.

The apartment is offered with a 999 year lease plus a share of the freehold and is chain free.

These images were taken in December 2014.

### Tenure

Share of Freehold (995 underlying leasehold 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.

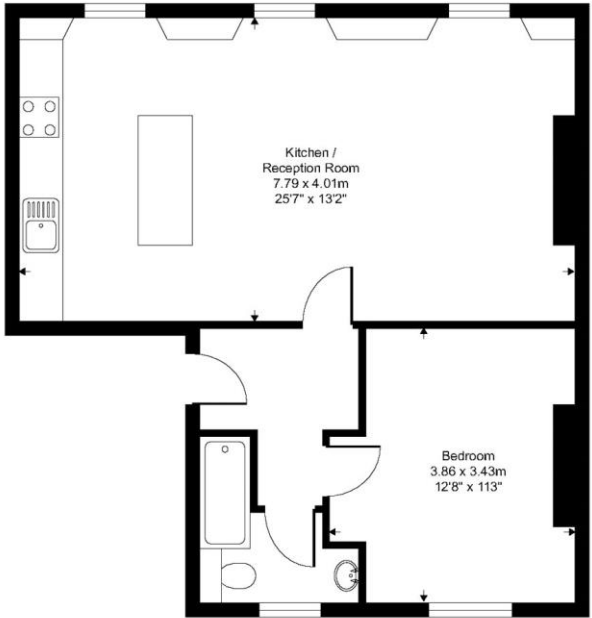


Highbury Park, Highbury, London, N5  
Gross Internal Area 585 sq ft, 54.3 m<sup>2</sup>

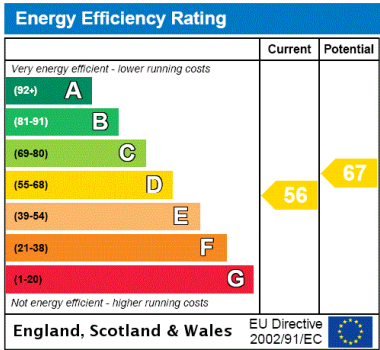
**Dan Fox**  
Islington  
**+44 (0) 207 226 1313**  
dan.fox@savills.com

**57c Highbury Park N5**

Gross internal floor area (approx):  
54.3 sq m / 585 sq ft  
For Identification only - Not to scale  
Niche Communications



First floor



**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20201214EMNO

