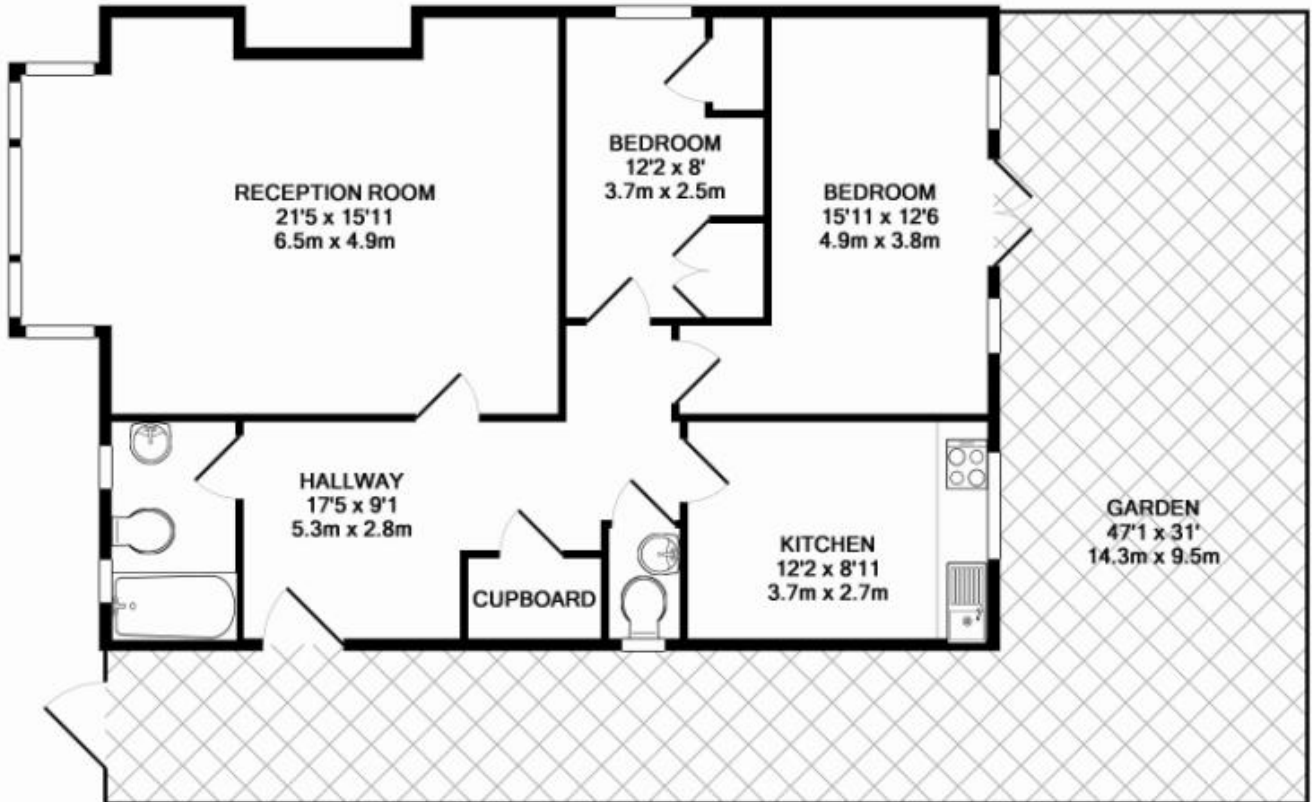


Highbury Grove, N5



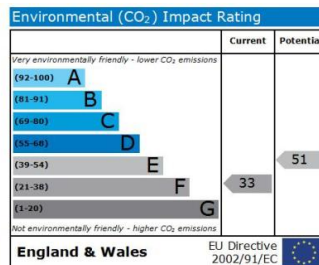
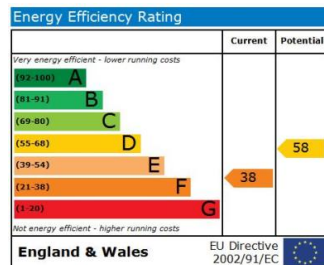
A spacious two bedroom garden flat converted from this substantial early Victorian villa enjoying high ceilings and well proportioned rooms. The property offers approx 888 sq ft and enjoys private rear garden and secluded side patio, in addition to the front garden. The flat is accessed via its own front door which leads into a wide entrance hall with cloakroom and good storage. The flat is very well presented with a modern fitted eat-in kitchen and contemporary bathroom. The spacious reception is set to the front of the building with a large square bay window and central period feature fireplace. To the rear of the property are two bedrooms, with the master bedroom opening out to the private and secure rear garden via a large bay. 'West View' is located opposite Highbury Fields and an easy walk to Highbury and Islington tube station, whilst also within sight of Highbury Barn and the quaint parade of shops and delis. The property is ideally located for 4, 19, 30, 277 bus routes providing excellent access into the City, West End and Canary Wharf. Upper Street is just a short walk away with the vast array of fabulous restaurants, bistro's, bars and shops.

Price: £599,950 Share of Freehold



TOTAL APPROX. FLOOR AREA 82.5 SQ.M. (888 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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