



Highbury New Park, N5 2LH

Guide Price **£950,000**

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This exceptional three-bedroom flat offers 1,379 sq ft (128.1 sq m) of beautifully appointed living space over two floors within a boutique Highbury development. Newly renovated to a very high standard, the property is presented in immaculate condition and is ideal for a couple or family. Large floor-to-ceiling double-glazed windows fill the home with natural light. The home comprises three generous bedrooms and three luxurious bathrooms, including an ensuite. The open-plan living and kitchen area is perfect for relaxing and dining, with modern and premium fittings including Miele and Bosch appliances and a water filtration system.

A large, private south-west facing garden and balcony provide exceptional spaces for entertaining, relaxing and enjoying the sunshine. Further benefits include underfloor heating throughout, integrated in-ceiling speakers and ample storage. Highbury New Park is a desirable tree-lined street close to the shops, cafés and schools of Highbury, Stoke Newington and Canonbury. Popular Clissold Park is practically across the road, with excellent transport links nearby including Canonbury Overground, Highbury & Islington Overground and Victoria Line, and local bus routes.

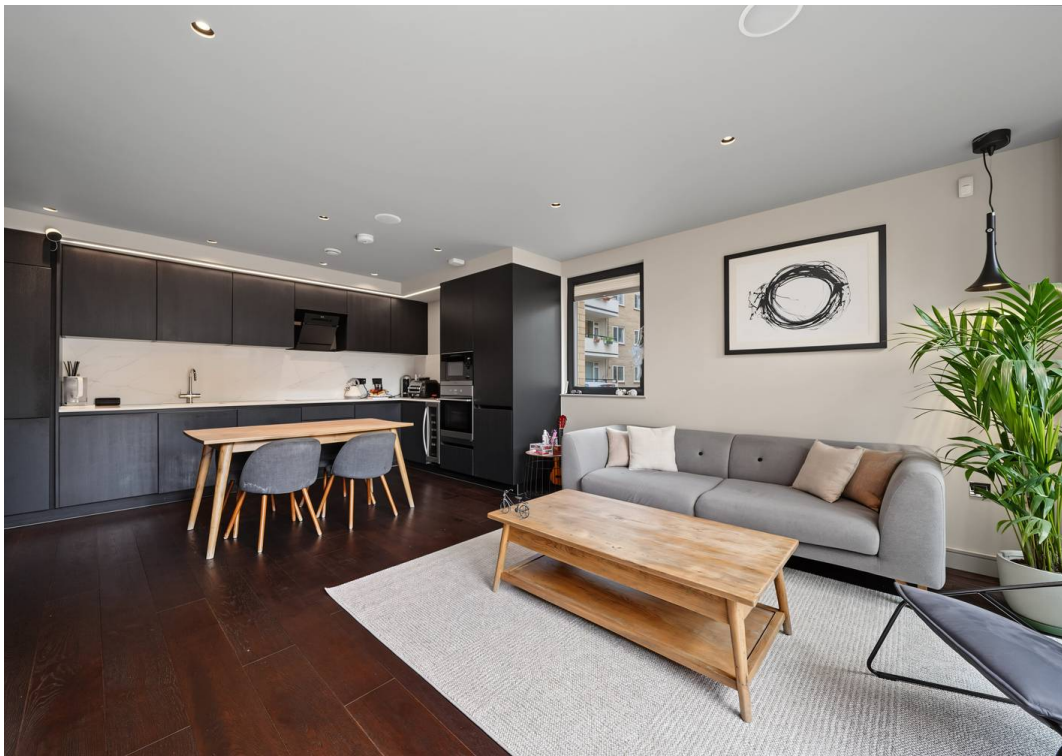
Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- 1379 sq ft / 128.1 sq m – Internal Living Area
- Unique and Turnkey Property in Immaculate Condition – Perfect for a Couple or a Family
- Three Generous Bedrooms + Three Bathrooms (incl. Ensuite)
- Private and Spacious Rear Garden + Balcony
- Sun-Filled Throughout, with Large Double Glazed Windows
- Newly Renovated to A Very High Standard
- Underfloor Heating, In-Ceiling Speaker System, Miele/Bosche Kitchen Appliances, Water Filtration System + Much More
- Boutique Development in Excellent Highbury Location









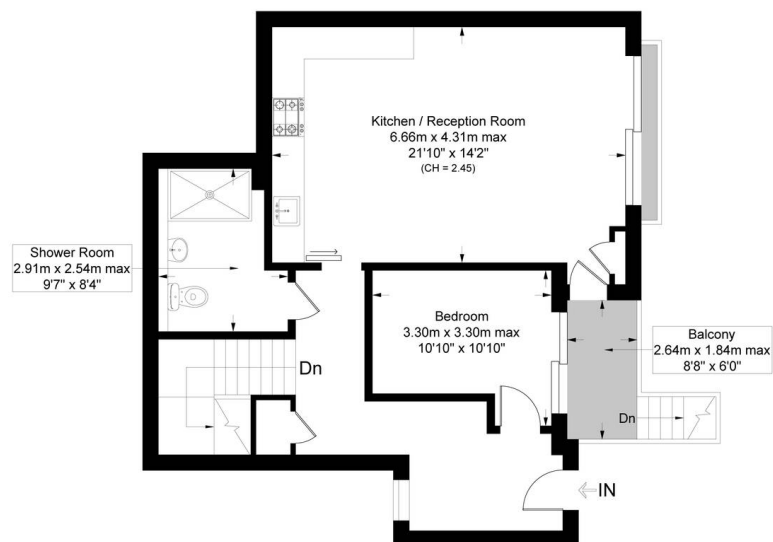


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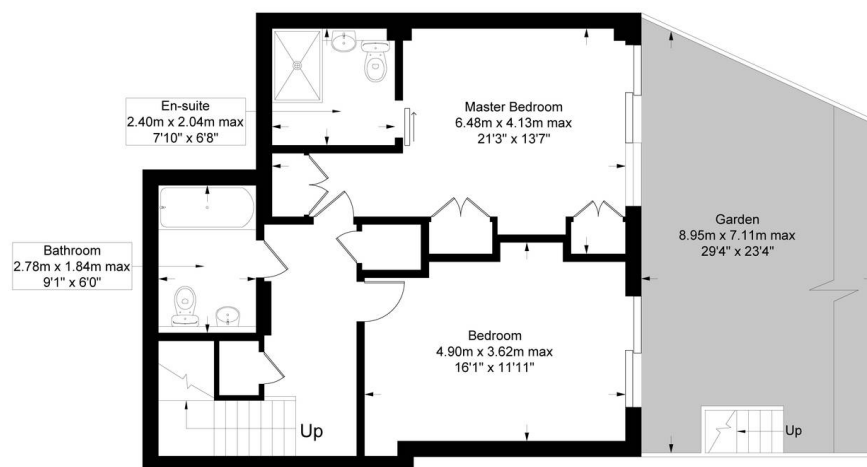
Approximate Gross Internal Area = 1379 sq ft / 128.1 sq m

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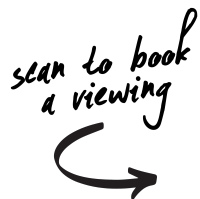
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Ground Floor



Lower Ground Floor



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.



has been exercised in the preparation of these particulars, about the property must not be taken as representations of fact. Prospective applicants should rely upon their own and those of professional advisers. David Andrew Estates liability for any error contained in these particulars.

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