



Highbury Grove, Highbury, London N5

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This exceptional, light-filled apartment spans approximately 1,100 sqft of thoughtfully designed lateral space within a striking Georgian conversion. Ideally situated just moments from Highbury Barn, it directly overlooks the picturesque Highbury Fields.

The property is generously proportioned, featuring a large entrance hallway that sets the tone for the rest of the property. A vast reception room with dual opening doors seamlessly connects to outdoor space. The separate kitchen, equally with its own access to outdoor, patio dining space.

Completing the property are two sizeable bedrooms with ample storage space and a well-appointed family bathroom.

The property also comes with a private parking space.



**Guide price:** £1,000,000

**Tenure:** Leasehold: approximately 99 years remaining

**Service charge:** £1,200 per annum, reviewed annually, next review due 2025

**Ground rent:** £350 per annum, reviewed every 25 years, next review due 2049

**Local authority:** London Borough of Islington

**Council tax band:** E





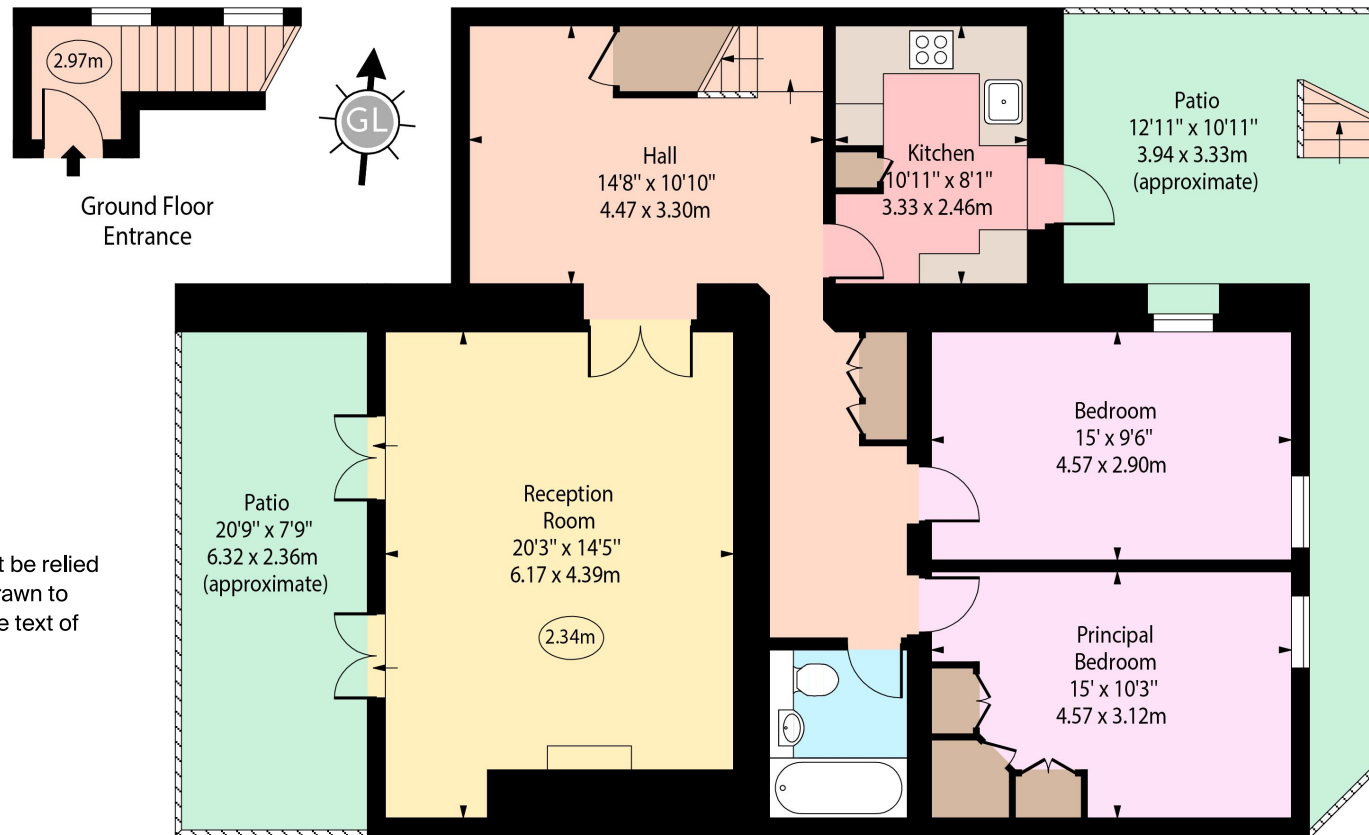
## Location

Highbury Grove is enviably located across from Highbury Fields, offering greenery and sporting amenities. Highbury Barn offers a selection of restaurants, wine bars, coffee shops and delicatessens. Highbury and Islington station (Victoria Line/Overground services/ Great Northern) is located 0.5 miles from the property.



# Highbury Grove, N5

○ - Ceiling Height



Lower Ground Floor

Approx Gross Internal Area 1100 Sq Ft - 102.19 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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