



Highbury Hill, Highbury, London N5

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# Highbury Hill, Highbury, London N5

A beautifully presented majority lateral duplex apartment situated within an impressive semi-detached residence. This property features approximately 1,400 square feet of living space and offers three bedrooms, two bathrooms, and a separate kitchen.

Benefiting from a share of freehold, the accommodation features exquisite Fired Earth parquet flooring, wooden shutters, custom-built shelving, a working fireplace, Fritz Fryer wall lights, and surround sound. The stunning kitchen is custom-designed in solid wood, painted, and tiled by Fired Earth, with Carrara marble worktops and a Rangemaster cooker.



**Guide price:** £1,700,000

**Tenure:** Share of freehold plus leasehold, approximately 101 years remaining

**Service charge:** £336 per annum \*

**Ground rent:** £336 per annum, reviewed annually, next review due 2024

**Local authority:** London Borough of Islington

**Council tax band:** E



The family bathroom, courtesy of Aston Matthews, Devol, and Fired Earth, showcases intricate tiling, a cast iron freestanding bath, brass taps, and a marble-topped washstand. The main bedroom enjoys an en suite bathroom of similar quality.

Additionally, the second and third bedrooms are tastefully presented, with the third bedroom or study providing direct access to an east-facing roof terrace. The current owners installed the bi-fold doors on to the terrace, allowing both spaces to seamlessly flow into one entertaining space during those summer months.

Offered with ownership of the loft and eaves space, providing over 200 sq. ft. of storage, this property offers exceptional quality and space in a sought-after location.

\* Please note that we have been unable to confirm the date of the next review for the service charge. You should ensure that you or your advisors make your own inquiries.

## Location

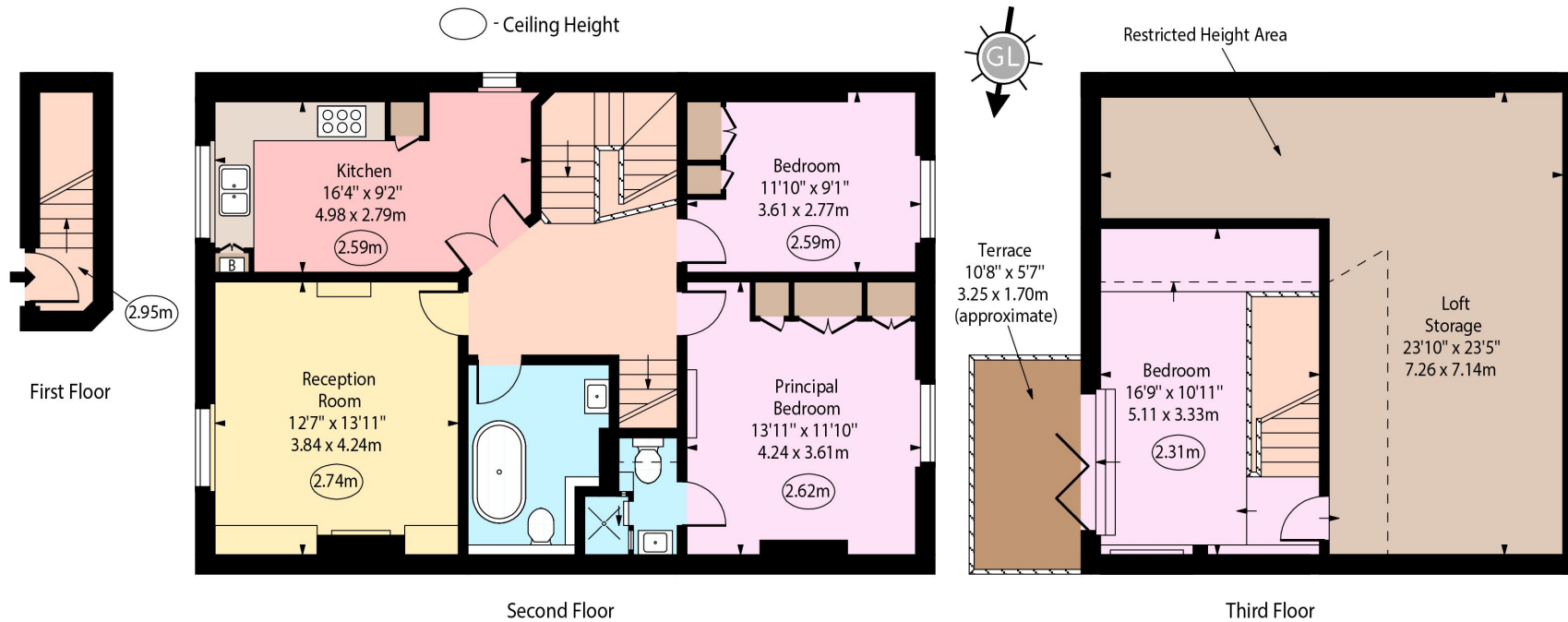
Highbury Hill is well placed for the excellent retail outlets on Highbury Barn (approximately 0.4 m) and the many facilities of Highbury Fields (approximately 0.4 m) and Upper Street (approximately 0.8 m).

Transport is provided seven days a week by Arsenal tube for the Piccadilly Line, Drayton Park for regular Great Northern trains and to Moorgate Station, Highbury Corner for the Victoria Line, National Rail, London Overground and bus routes into the City and the West End.





# Highbury Hill, N5



Approx Gross Internal Area 1073 Sq Ft - 99.68 Sq M

(Excluding Loft Storage)

Approx. Floor Area Including Restricted Heights 1443 Sq Ft - 134.05 Sq M

(Including Loft Storage)

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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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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