

**Drivers
& Norris**

EST. 1852



Highbury New Park, Islington, London, N5

Asking Price: £379,000

Leasehold

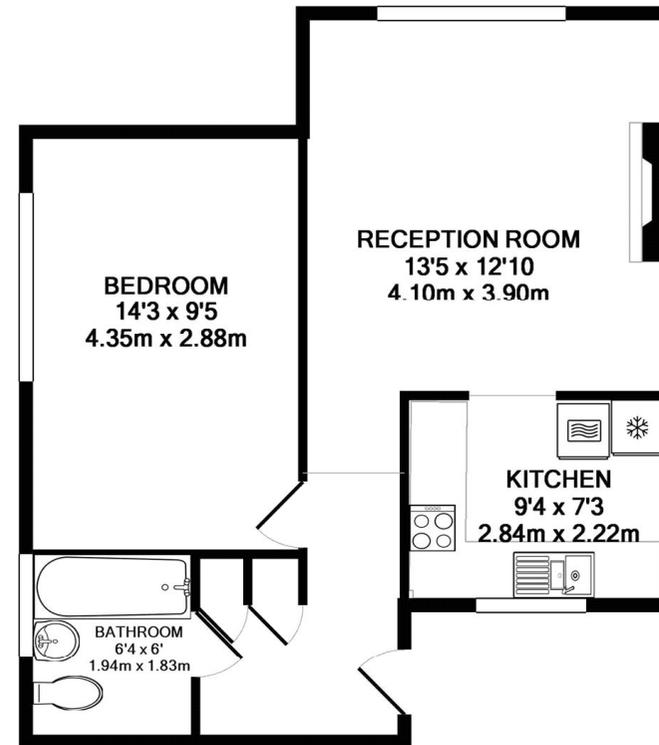
Highbury New Park, Islington, London, N5

This naturally bright apartment set on the second floor of an attractive purpose built block has been meticulously modernised throughout and offers just under 500sqft of flexible living accommodation. From the entrance the reception room provides good entertaining space with room for dining too followed by the separate fully fitted kitchen which has been finished with high gloss units, Granite worktop, dual stainless steel sink, gas hob and integrated appliances. The remainder of the property comprises of large double bedroom and modern fully tiled bathroom suite which includes full size bath with shower attachment, wash basin with vanity unit, W.C and heated rail. Further benefits include engineered wood flooring, gas central heating and double glazed windows throughout.

Highbury New Park is perfectly positioned moments from an extensive range of amenities stretching along Highbury Barn including independent coffee shops, alternative supermarkets, fresh food outlets, bakeries, wine retailers and a gym. Highbury Fields provides local residents with 29 acres of well-maintained recreational area, tennis courts and Highbury Pool.

The area is serviced by a wide range of transport links with Canonbury Overground Station just 0.3m (Google) away providing direct services to Shoreditch High Street whilst Highbury and Islington Station is just 0.9m away (Google) giving direct access to the Victoria Line, Overground and Great Northern Main Line. Drayton Park (First Capital Connect) is also close taking you directly into the City.

- Tastefully Renovated Throughout
- One Double Bedroom
- Newly Fitted Kitchen
- Engineered Wood Flooring
- Modern Fully Tiled Bathroom Suite
- Moments From Highbury Fields
- Close To Amenities On Highbury Barn
- Easy Reach Of Transport Links



ATHENEUM COURT, Highbury New Park, London, N5
TOTAL APPROX. FLOOR AREA 491 SQ.FT. (45.7 SQ.M.)

Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by Chik Chak Limited.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Drivers and Norris Ltd t/a Drivers and Norris is a limited company registered in England and Wales. Company Registration Number: 00696136. Registered office: Balfour House, 741 High Road, London, N12 0BP.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.