



## Elmfield House Flat 9 Highbury New Park, London, N5 2NT

£385,000

- Balcony
- Close to public transport
- Shops and Amenities Nearby

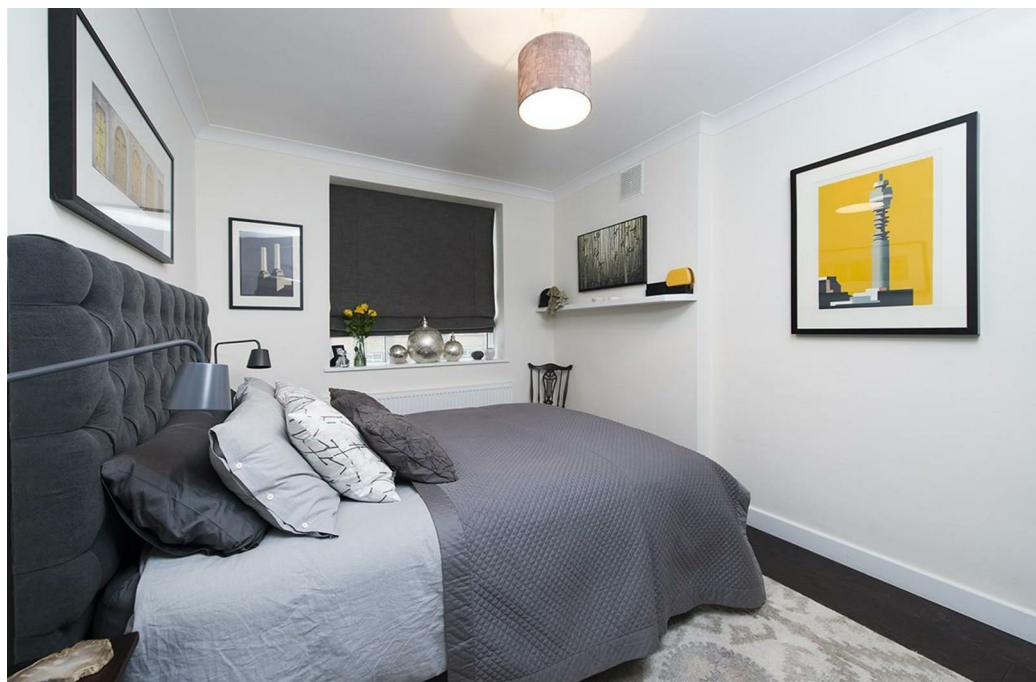
## Elmfield House Flat 9 Highbury New Park, London N5 2NT

Alwyne Estates are delighted to offer this highly desirable and well presented one bedroom purpose built flat within ex local authority 1930s block. Also comprising of a elegant living room with doors leading onto a balcony, fully fitted kitchen, bathroom and separate WC. Situated within easy reach of both Highbury & Islington and Canonbury Stations and close to local shops, bars and restaurants.

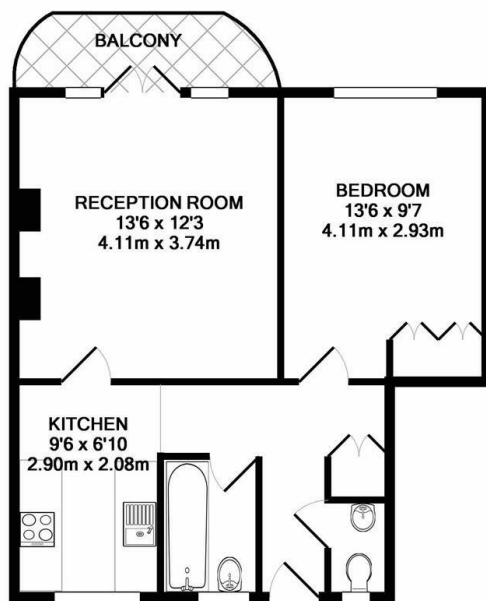
The flat is offered chain free.



Council Tax Band: C

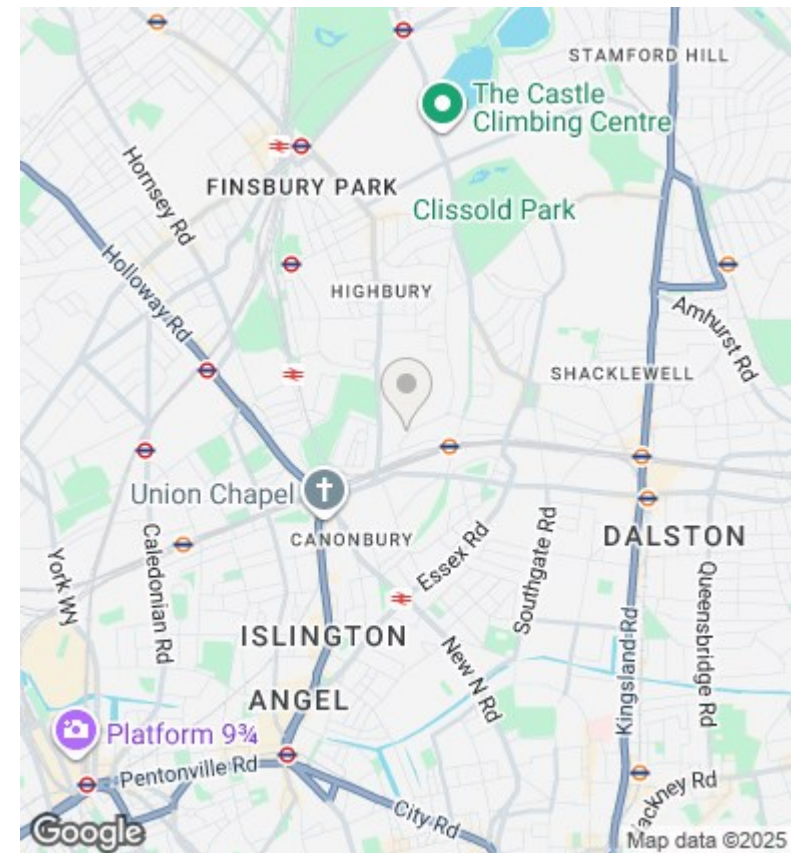






ELMFILD HOUSE N5  
TOTAL APPROX. FLOOR AREA 468 SQ.FT. (43.5 SQ.M.)

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. Made with Metropix ©2018.



## Directions

## Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Full description

Alwyne Estates are delighted to offer this highly desirable and well presented one bedroom purpose built flat within ex local authority 1930s block. Also comprising of a elegant living room with doors leading onto a balcony, fully fitted kitchen, bathroom and separate WC. Situated within easy reach of both Highbury & Islington and Canonbury Stations and close to local shops, bars and restaurants.

The flat is offered chain free.

