

## 9d Highbury Grange, London, N5 2QB

**£485 Per Week**

- Arsenal Tube
- High Ceilings
- Open Plan Kitchen/Living Room
- Victorian Conversion

- Close to public transport
- Highbury & Islington Tube
- Period Conversion

- Finsbury Park Tube
- Highbury Fields within close proximity
- Shops and Amenities Nearby

# 9d Highbury Grange, London N5 2QB

Newly refurbished one bedroom flat set within a Victorian conversion minutes away from Highbury Barn and Highbury Fields. The flat comprises a fully fitted, open-plan kitchen with high-end appliances, a spacious double bedroom and a brand new bathroom. The high ceilings throughout and wooden floor offer a perfect blend of modern-living and coziness. The property also benefits from integrated appliances, large windows that beautifully light up the living room and bedroom, and an abundance of storage.

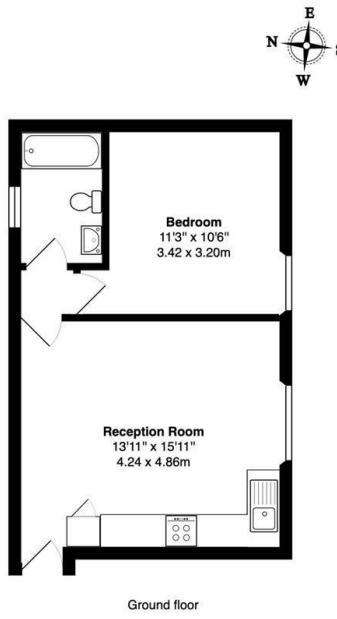
Highbury Grange offers a mix of green spaces, culture, and dining, so you'll never run out of activities. You can enjoy food at diverse spots like Myhan, Iznik and Lupa, discover local delis, and enjoy Highbury's stellar pubs and restaurants. Highbury & Islington tube is only 10 mins away and Arsenal is around an 8 minute walk, servicing both Victoria & Piccadilly lines.

Available from beginning of February.



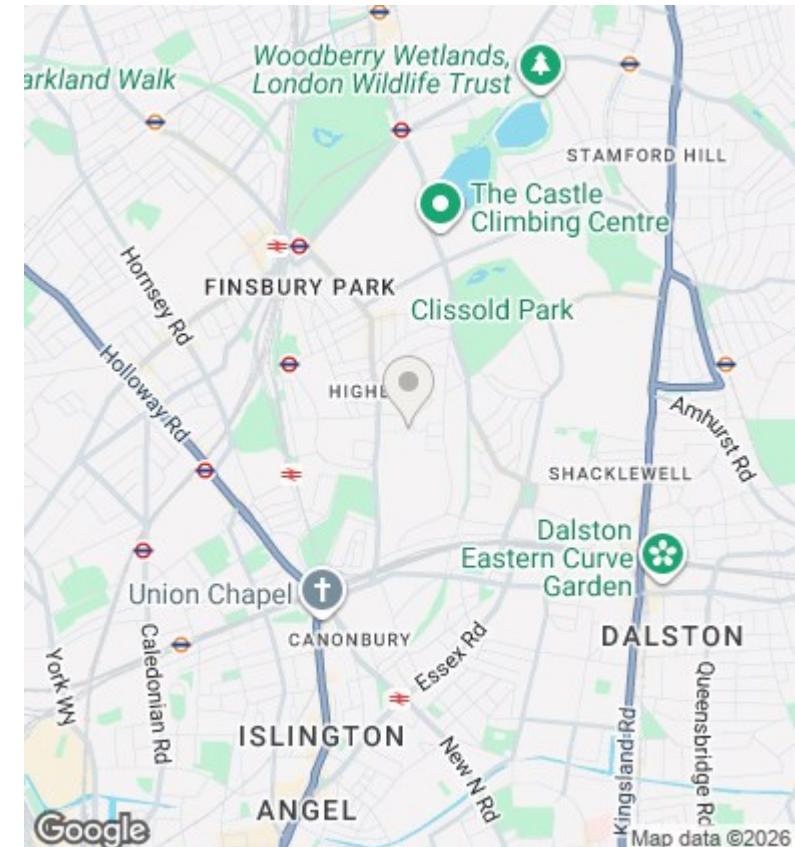
Council Tax Band: D





Total Gross Area: 411 ft<sup>2</sup> ... 38.1 m<sup>2</sup>

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice



## Directions

## Viewings

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

## Council Tax Band

D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		74
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Full description

Newly refurbished one bedroom flat set within a Victorian conversion minutes away from Highbury Barn and Highbury Fields. The flat comprises a fully fitted, open-plan kitchen with high-end appliances, a spacious double bedroom and a brand new bathroom. The high ceilings throughout and wooden floor offer a perfect blend of modern-living and coziness. The property also benefits from integrated appliances, large windows that beautifully light up the living room and bedroom, and an abundance of storage.

Highbury Grange offers a mix of green spaces, culture, and dining, so you'll never run out of activities. You can enjoy food at diverse spots like Myhan, Iznik and Lupa, discover local delis, and enjoy Highbury's stellar pubs and restaurants. Highbury & Islington tube is only 10 mins away and Arsenal is around an 8 minute walk, servicing both Victoria & Piccadilly lines.

Available from beginning of February.



