

Highbury Crescent | London | N5

Asking price £499,950 | Leasehold

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ADN RESIDENTIAL

A bright and well-presented apartment offering approximately 400 sq ft (37 sq m) of accommodation, situated on the raised ground floor of Highstone House, a modern development directly opposite the open green spaces of Highbury Fields.

The apartment offers a well-configured L-shaped layout comprising a generous 22 ft reception room with a contemporary, fully fitted open-plan kitchen featuring integrated appliances, together with a separate sleeping area. The reception room benefits from excellent natural light and provides direct access to a private terrace, with steps leading down to a secluded garden, ideal for outdoor dining and entertaining.

Further benefits include an allocated off-street parking space and a desirable position overlooking Highbury Fields.

Highstone House is ideally located on the western side of Highbury Fields, offering approximately 29 acres of parkland with tennis courts, a swimming pool and café. The independent shops, cafés and restaurants of Highbury Barn are within easy reach, as are the extensive amenities of Upper Street.

Excellent transport connections are available from Highbury & Islington station, providing access to the Victoria Line, London Overground and National Rail services, whilst Drayton Park station offers additional connections into the City.

The property represents an excellent opportunity for first-time buyers, investors or those seeking a conveniently located London pied-à-terre.

Tenure: Leasehold - 132 Years Remaining
Annual Service Charge - £3,500 Per Annum
Annual Ground Rent: £250 Per Annum

- Studio Apartment
- Bathroom
- Off Street Parking
- Private Garden
- Wooden Flooring
- Opposite Highbury Fields

Council Tax Band: C
EPC: C















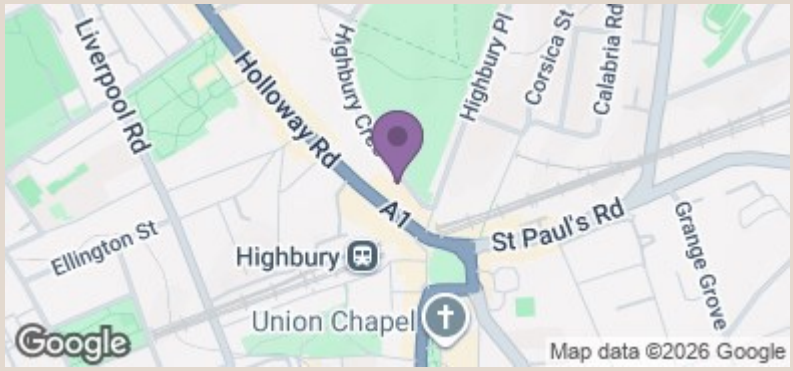


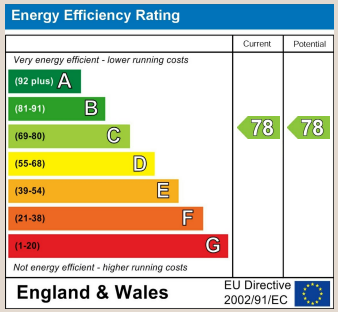




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 397 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 397 SQ FT / 37 SQM	Highstone House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 08/09/26
	photoplan





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