



HIGHBURY GRANGE, LONDON, N5  
£850,000 LEASEHOLD

# A STUNNING TWO BEDROOM LATERAL CONVERSION WITH PRIVATE GARDEN JUST MOMENTS FROM Highbury FIELDS.

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## DESCRIPTION:

Located in one of Highbury's most sought-after streets, is this sensational two bedroom lateral conversion. Set within a magnificent Georgian building, with a private entrance and private garden to the rear, this wonderful home offers over 1100 square feet of open space. On entering the property you are welcomed into a phenomenal open plan living area with generous, newly fitted kitchen recessed to the rear of the living area creating the perfect entertaining space. Leading on from the kitchen you enter a larger than average separate conservatory dining space overlooking the private courtyard garden. With contemporary decor and solid wood flooring throughout, the property comprises of two larger than average double bedrooms and a luxurious family bathroom with free standing shower. This property offers a truly unique approach to open plan living yet remaining classical and conventional in its overall layout. It also benefits from a generous communal garden.

Highbury Grange is set just moments from the entrance to the green spaces of Highbury Fields and the prestigious Highbury Barn. The property is close to highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Bournes Fishmongers and Highbury Vintners all of which are hugely popular with locals as well as drawing those from further afield.

Transport links are well serviced by Highbury & Islington station (Victoria and East London lines and Overground direct to the City) along with Arsenal underground station (Piccadilly line) both of which are only a short distance away. A wide selection of good bus routes are also on the doorstep.

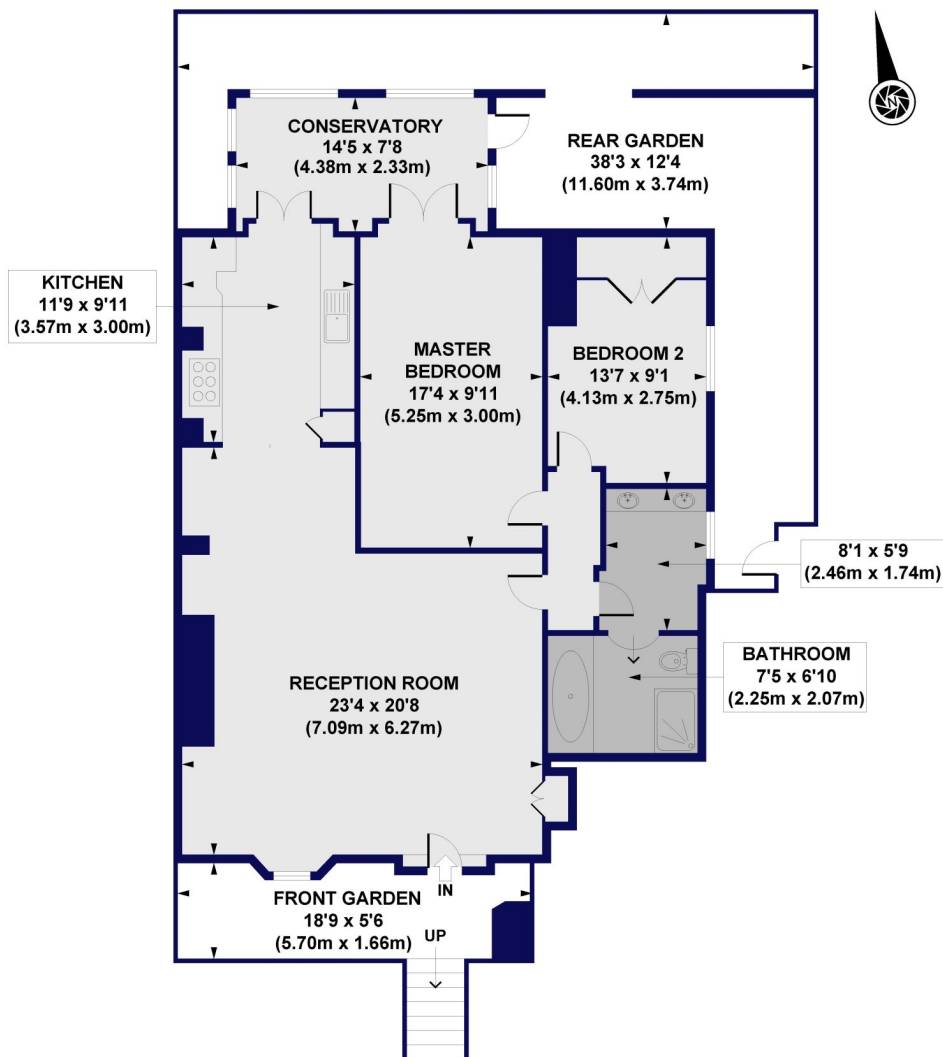
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Approx. Gross Internal Floor Area 1122 sq. ft / 104.27 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
67	80
England, Scotland & Wales	
EU Directive 2002/91/EC	

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