



Sotheby Road, N5 2UT

Asking Price Of £775,000
Share of Freehold



Sathely Road

Asking Price Of £775,000

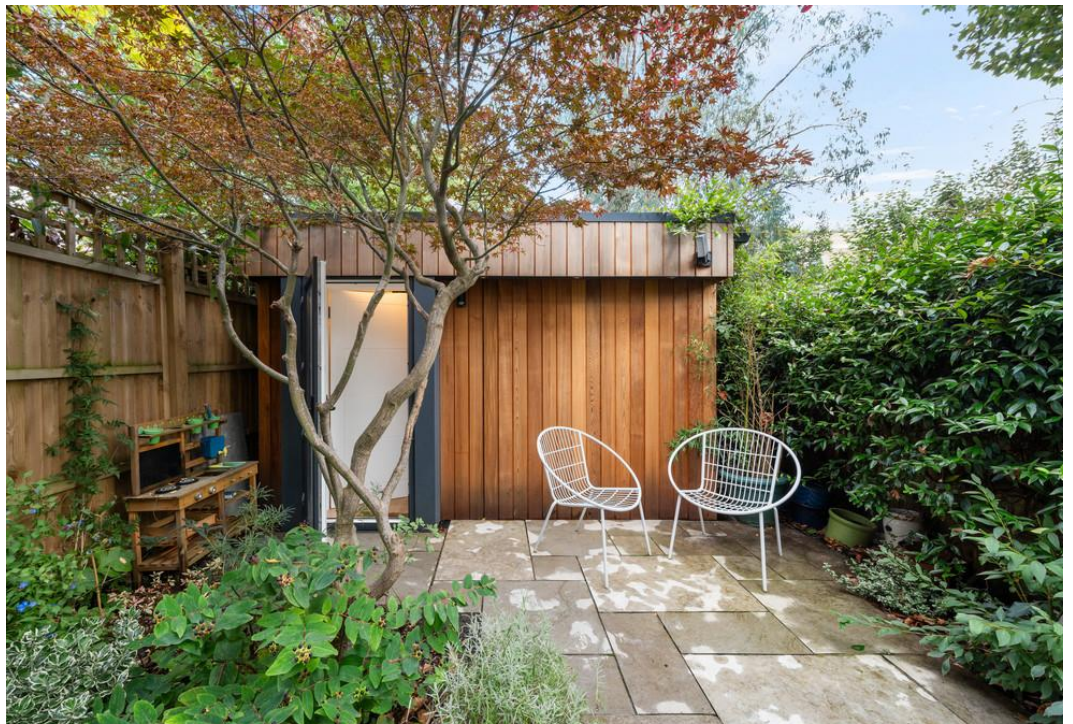
Share of Freehold

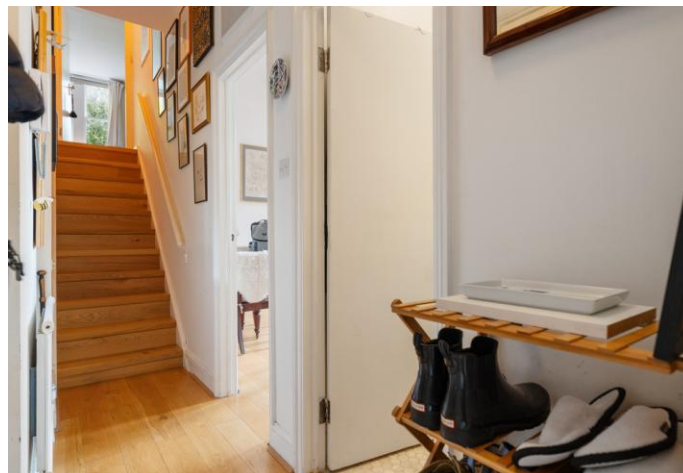
Introducing a gorgeous bright two-bedroom apartment with access to private rear garden and a large garden studio / home office. Set on the raised ground floor of a period conversion on one of Highbury's most sought-after roads, it is only moments from the cafés and amenities of Highbury Barn.

This south-facing property is split over two levels and is presented well throughout. The flat comprises a large reception room, separate kitchen/diner, two spacious double bedrooms, family bathroom and large soundproof garden room.

Enviably located on a quiet residential tree-lined street in Highbury, you'll have fantastic green spaces at your doorstep, with Highbury Fields and Clissold Park only a short walk away. Excellent transport links from Highbury & Islington and Arsenal tube stations with an abundance of local bus routes at your disposal.

- Two Double Bedrooms
- Arranged over Two Levels
- Garden Studio Room
- 890sqft/82.8sqm
- Private Garden
- Great Location
- Good Transport Links
- Close To Highbury Barn







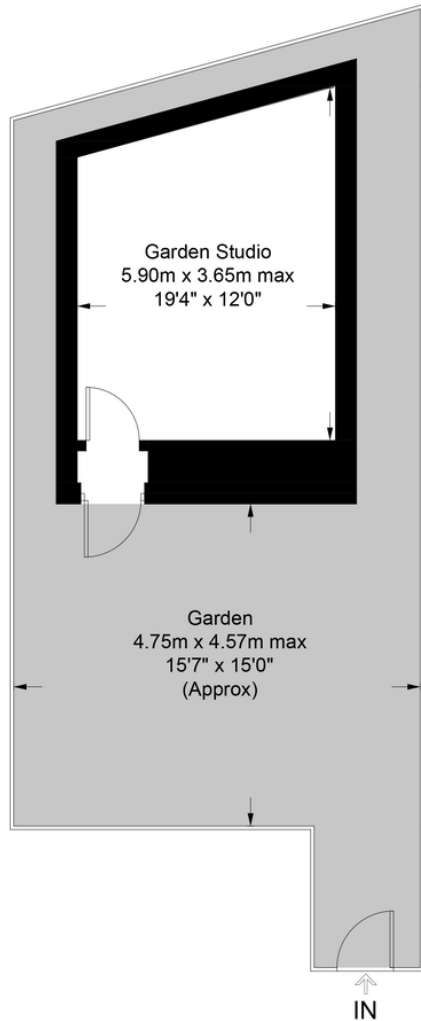
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Approximate Gross Internal Area = 698 sq ft / 64.9 sq m
Reduced Headroom = 7 sq ft / 0.7 sq m
Garden Studio = 185 sq ft / 17.2 sq m
Total = 890 sq ft / 82.8 sq m

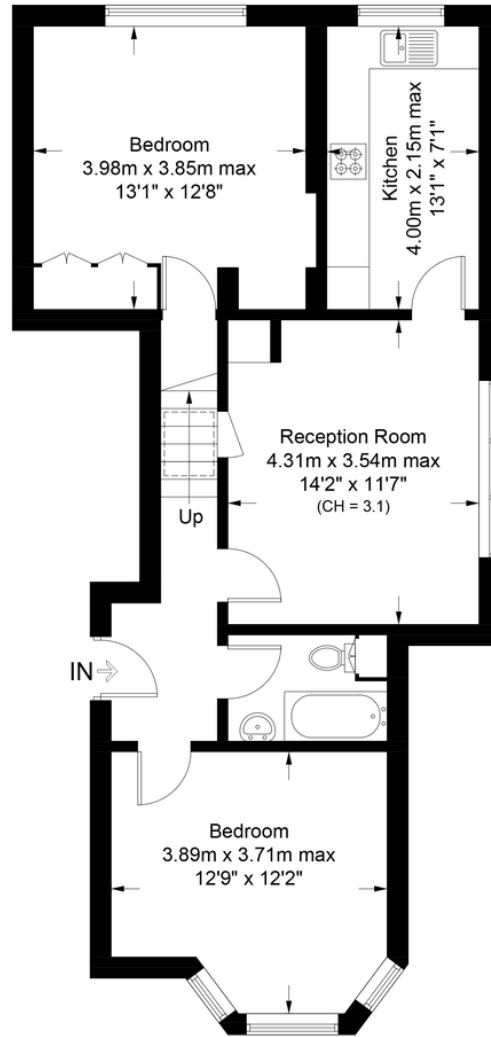
= Reduced head height below 1.5m

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Ground Floor



Upper Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1130154)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	80 C
39-54	E		
21-38	F		
1-20	G		

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General Contact



Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.



Certified Property Measurer