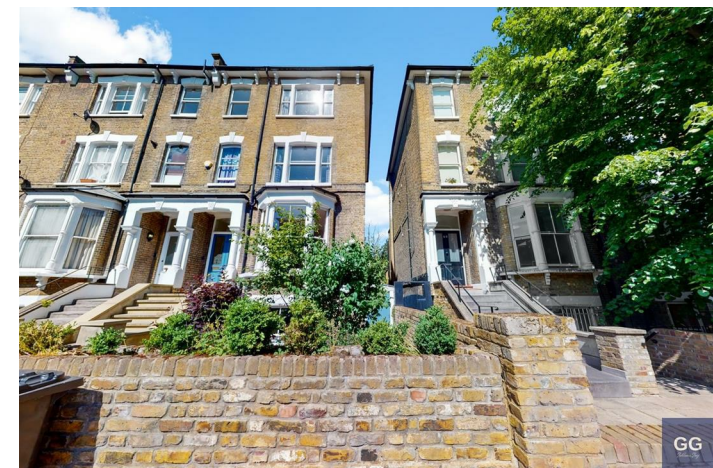




## HIGHBURY HILL, LONDON, N5

£3,250 PER MONTH

Goldman Greg are delighted to offer this two double bedroom apartment located on Highbury Hill, N5.

Highbury Hill is a desirable tree-lined street within moments of the fantastic selection of delicatessens, cafes and bars in Highbury Park with the recreation space of Highbury Fields which includes tennis courts. Also conveniently located for commuters and is just 0.1 miles from Drayton Park Station, 0.3 miles from Arsenal Station and 0.4 miles from Holloway Road Station.

The property benefits from having two double bedrooms, a modern bathroom, large windows offering plenty of natural light throughout, an open plan kitchen/living room and fitted wardrobes in the master bedroom.

Available immediately, early viewings are highly recommended.

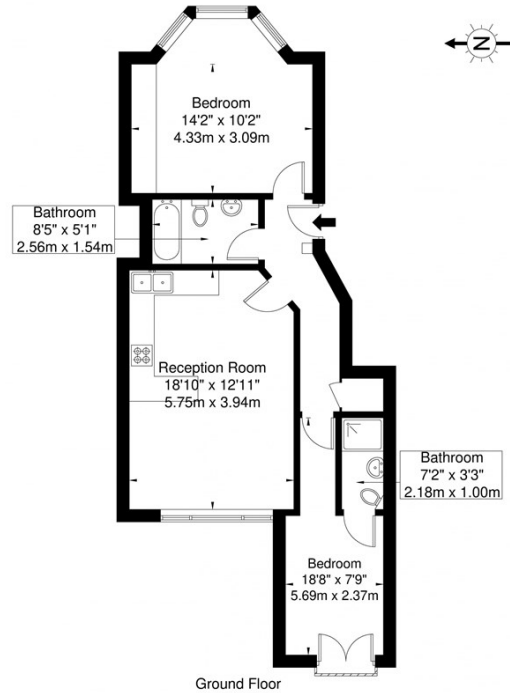
Offered furnished.



Goldman Greg

## Highbury Hill, N5 1AP

Approx. Gross Internal Area = 63.5 sq m / 683 sq ft

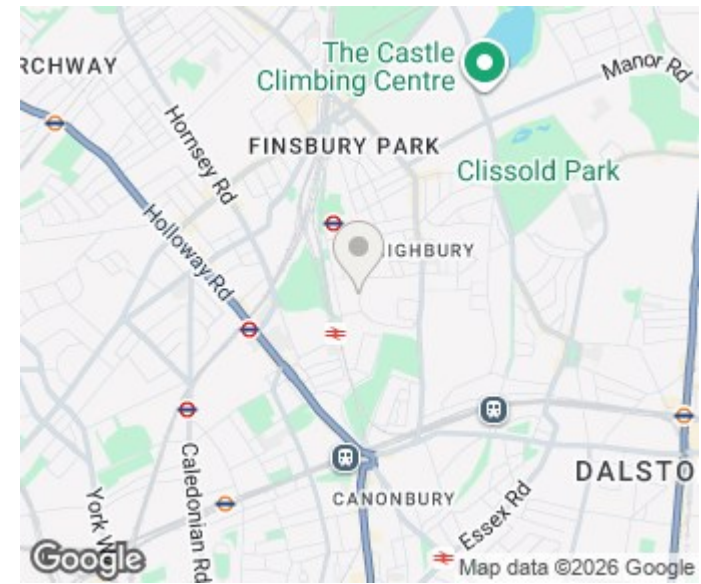


Ref

Copyright

**BLEU**  
**PLAN**

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.



| 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 |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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