



## Flat 1- 180 St Paul's Road, Highbury, London, N1 2LL

**£3,250 Per Month**

- 2 Mins Walk to Upper Street
- Private Garden
- Close to Local Bars and Shops
- Sash Windows
- Highbury & Islington Tube
- Wealth of Period Features

# Flat 1- 180 St Paul's Road, Highbury N1 2LL

Fantastic-sized split-level two-bedroom flat set within a charming period conversion, just a 5-minute walk from Highbury & Islington Station.

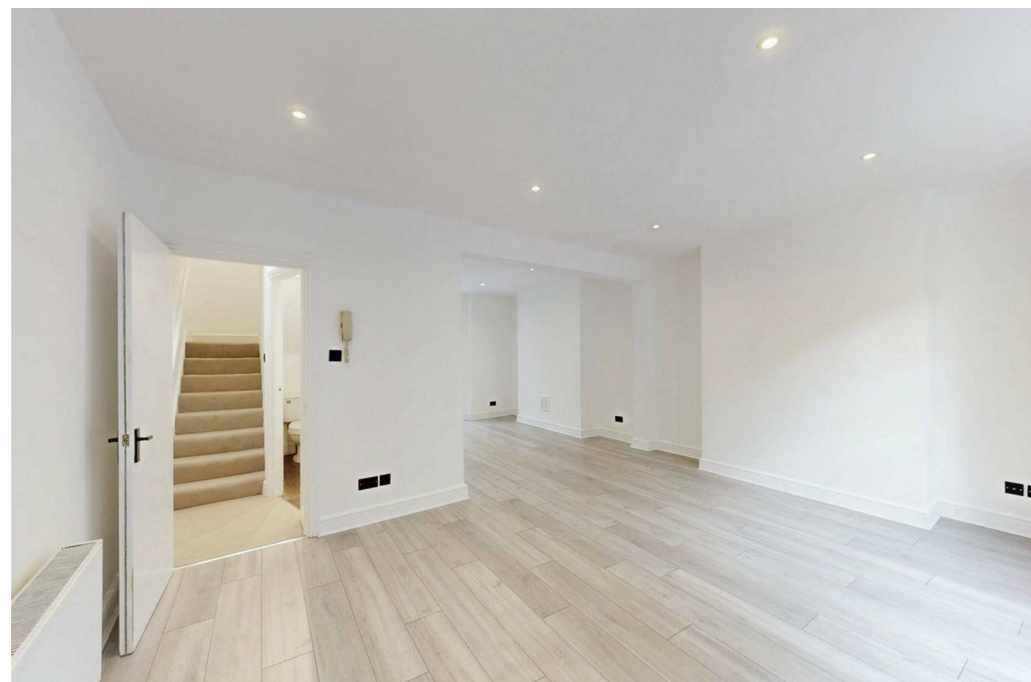
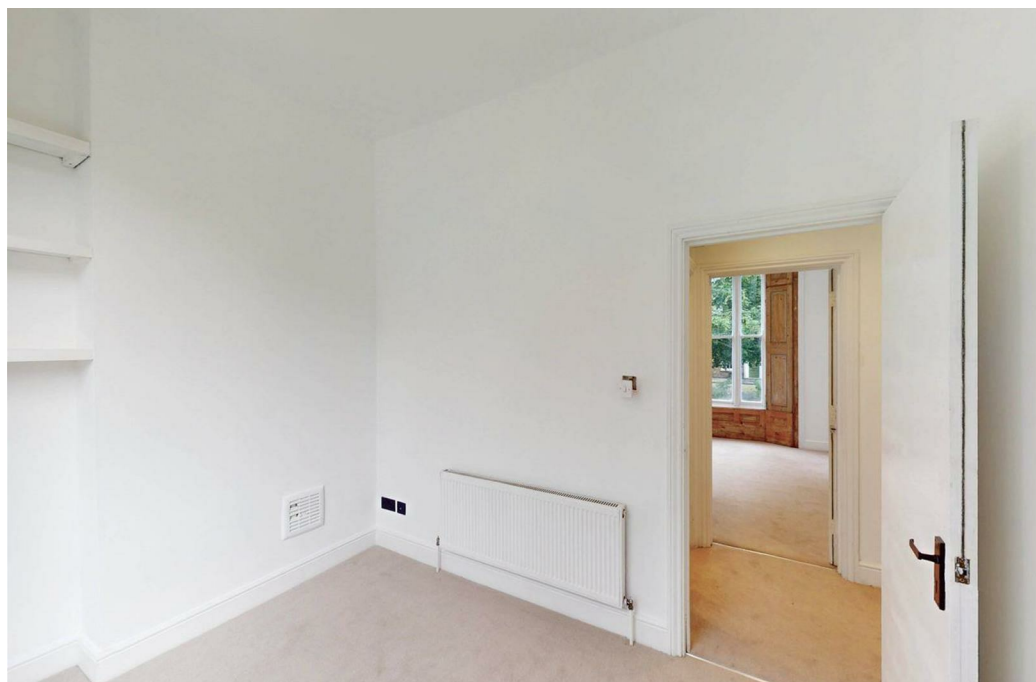
Ideally located, Upper Street is also only a short walk away, offering a wide selection of boutique shops, cafés, bars, and restaurants.

The property comprises two spacious bedrooms, one main bathroom, and an additional guest WC. Recently refurbished throughout, the flat is offered unfurnished and further benefits from a private garden and bright, well-proportioned living space.

Available now.



Council Tax Band: D





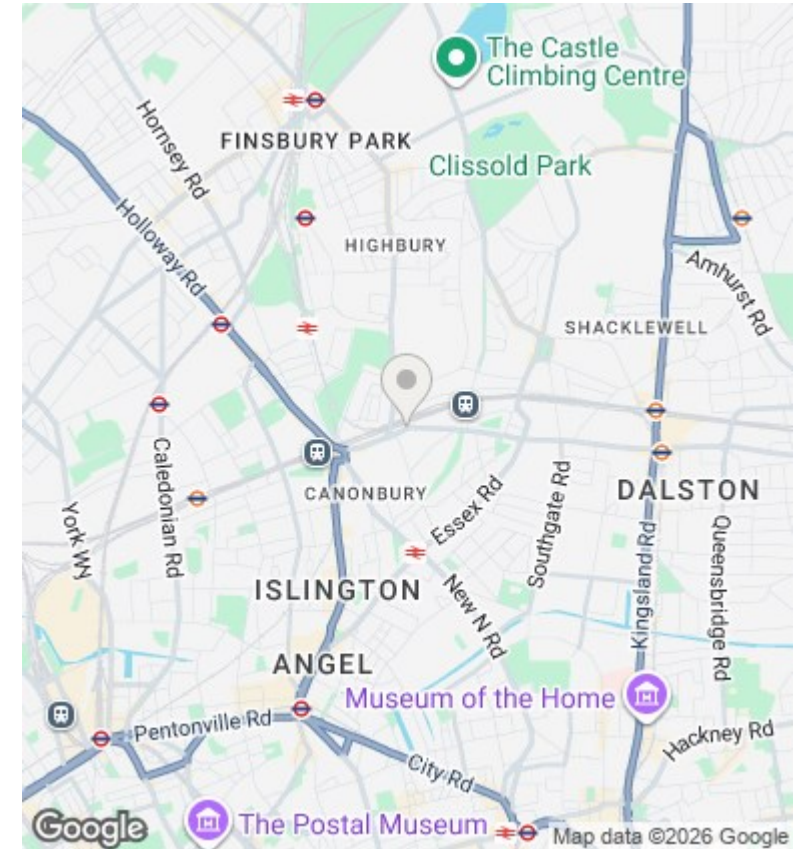
## Directions

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>		<b>68</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	

Full description



