



## 1 Highbury Grove Court, Highbury, N5 2NG

£2,200 Per Month

- 2 Mins Walk to Upper Street
- Highbury Fields within close proximity
- Close to public transport
- Shops and Amenities Nearby
- Highbury & Islington Tube

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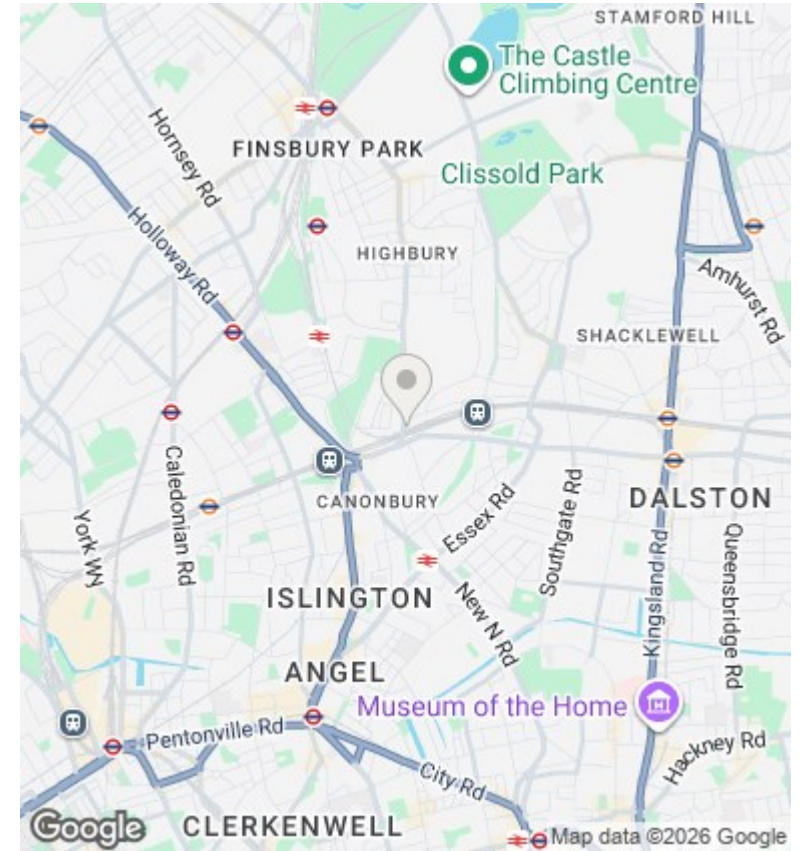
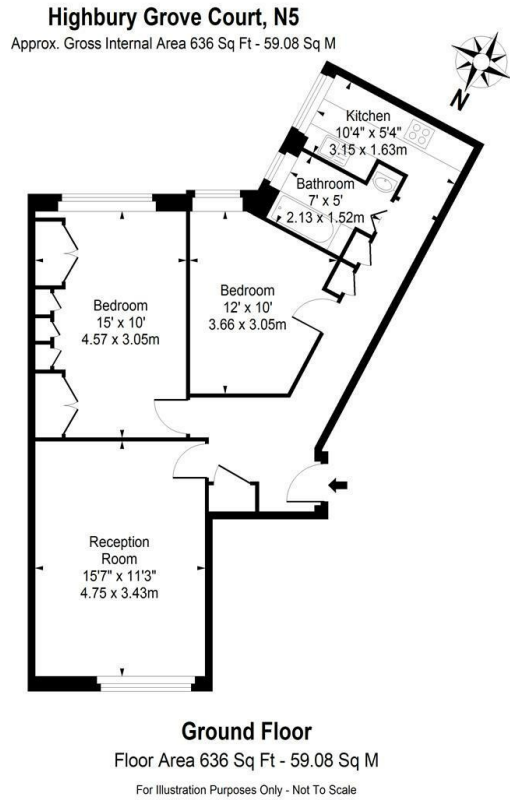
A well-presented apartment located within the popular Highbury Grove Court development, ideally positioned in the heart of Highbury. This fine 2 bed property comprises: two large double bedrooms (one with a 'built -in wardrobe'); a good sized bathroom; a large living room and a separate kitchen.

Highbury Grove Court is conveniently situated just moments from Highbury & Islington Station, providing excellent transport links across London, while the fashionable shops, cafés and restaurants of Highbury Barn, Upper Street and Islington are all within easy reach. Residents also benefit from close proximity to the green open spaces of Highbury Fields.



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>			
(55-68) <b>D</b>		65	76
(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

Situated in a prime Highbury location, adjacent to the idyllic Highbury Fields, this fine 2 bedroom property features a large living area with a separate kitchen. The property also includes a good sized bathroom; a large wardrobe; and a prime location.





