

**York House, Highbury Crescent, Highbury  
 2 Bedroom Flat**

**Price: £475 pw**



- ✓ Highbury Crescent, Highbury N5
- ✓ Hi Spec Finish
- ✓ Communal Gardens

- ✓ Two Double Bedrooms
- ✓ Mansion Style Building
- ✓ Opposite Highbury Fields Park

## York House, Highbury Crescent, Highbury

A stunning two bedroom contemporary apartment opposite Highbury Fields park N5. Located within a mansion block on Highbury Crescent, this wonderful apartment offers a spacious living room with fireplace, modern fitted kitchen with induction hob, a large double bedroom complete with bedroom furniture, a second double bedroom currently set up as an office and a stylish bathroom.

Also boasts a lovely communal garden.

Located minutes to Highbury & Islington tube station



Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.

## Energy Performance Rating

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63   D	66   D
39-54	E		
21-38	F		
1-20	G		