



Flat 1- 6 Aberdeen Park, London, N5 2BN

Asking Price £475,000

- Double glazing
- Highbury & Islington Tube
- Highbury Fields within close proximity

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Spacious 1-Bedroom Apartment in Aberdeen Park

A beautifully spacious one-bedroom apartment situated on a private gated road in the sought-after Aberdeen Park area. The flat features a fully fitted kitchen, a large reception room with a dining area, a generous bedroom, and a modern bathroom.

Ideally located near Highbury Barn and Highbury Fields, the property benefits from a fantastic array of independent shops, cafés, and delis, offering a vibrant local community feel. Despite its peaceful setting, it's just a 10-minute walk from Highbury & Islington Station, providing excellent transport links.

Lease Details:

89 years left on the lease.

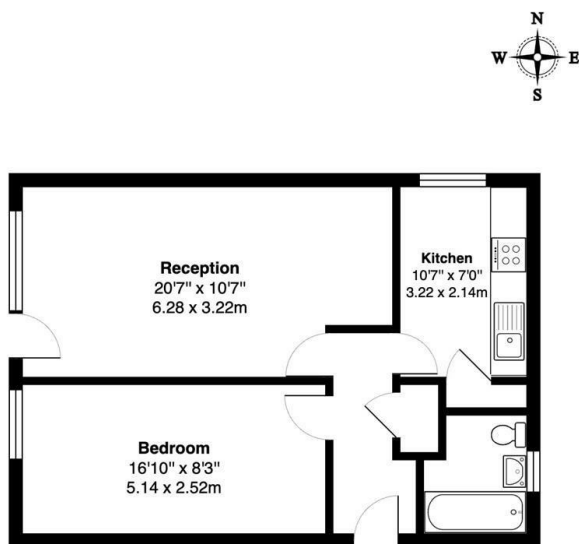
Service charge £1400.

Annual council fee £900.



Council Tax Band:



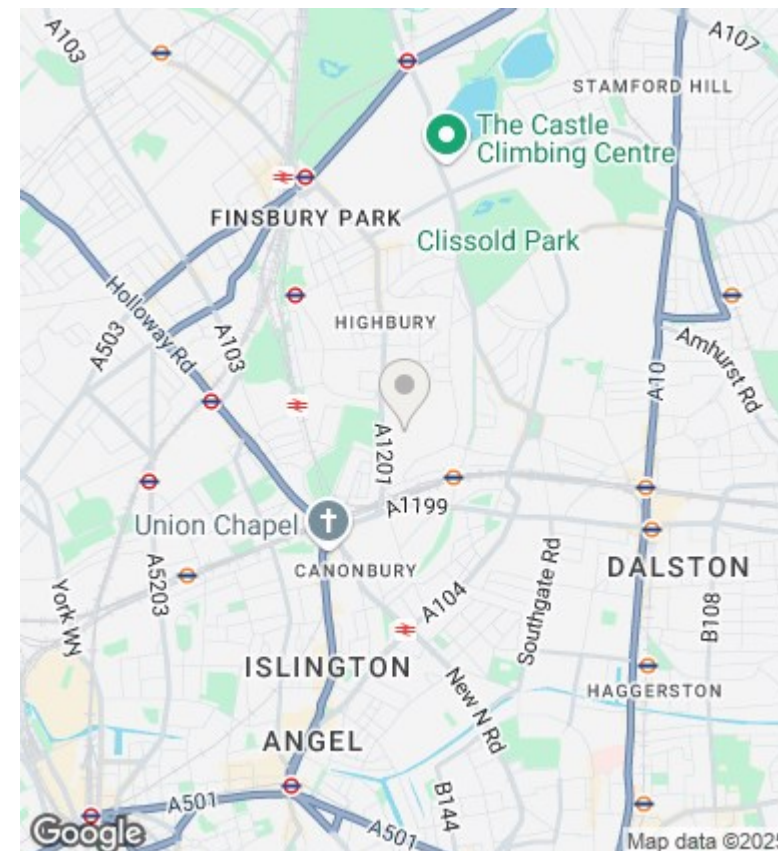


Lower Ground Floor

Aberdeen Park, N5

Total Gross Area: 542 ft² ... 50.3 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice



Directions

Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Full description

This spacious and bright one double bedroom apartment is located in one of Highbury the Aberdeen Park Conservation Area. The property comprises a fully fitted kitchen - large reception with dining area - a spacious bedroom and modern bathroom. Located close to Highbury Barn and Highgate, the property is a ten minute walk from Highbury & Islington station.





