



**M&M**  
PROPERTY

## Highbury New Park, N5

**£2,750 PCM**



A very bright and spacious three double bedroom flat, as part of the top floor of this well maintained purpose built flat on the tree lined Highbury New Park. After undergoing a complete transformation including a new boiler, bathroom and kitchen, not to mention refurbishment throughout, this home is in exceptional condition and leaves very little to be desired.

Set on a quiet residential street, the property is moments from Canonbury station and offers excellent access to the independent village like high street of Newington Green, which plays host to a wealth of quaint and independent cafes, bars, restaurants and shops. The property is also within easy reach of the social hotspots of Islington's Upper Street, and Hackney's Dalston and Stoke Newington Church Street. Highbury and Islington is the nearest tube station, and the area is served by a number of bus routes that connect well with The City and Westend.

What the owner says:

We have loved living here and it has fulfilled all of our needs enormously. Being on the top floor we look out to the tree tops that line the quiet street to the front, and communal gardens to the back (where in the distance you can often spot The Shard!) We are right on top of Canonbury station which takes you into Shoreditch in less than 10 minutes or you can walk to the city in 45 minutes. In fact - we've been so central that most of the time our friends and family all end up meeting in this area - plus we have some of the best pubs (with beers gardens!) Our favourite probably being the Alwyne Castle. The New London Cafe which is just opposite does an excellent (and very reasonably priced) brunch. It's great to have the green spaces of Clissold Park and Highbury fields so close.

**FOR FURTHER  
INFORMATION**

**Please call  
M & M PROPERTY  
on 020 7704 0664**

**M&M Property | Sales, Lettings and Property Management**

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- Three Double Bedrooms
- Purpose Built Block
- Separate Modern Kitchen
- Separate W.C
- Close to Canonbury Overground

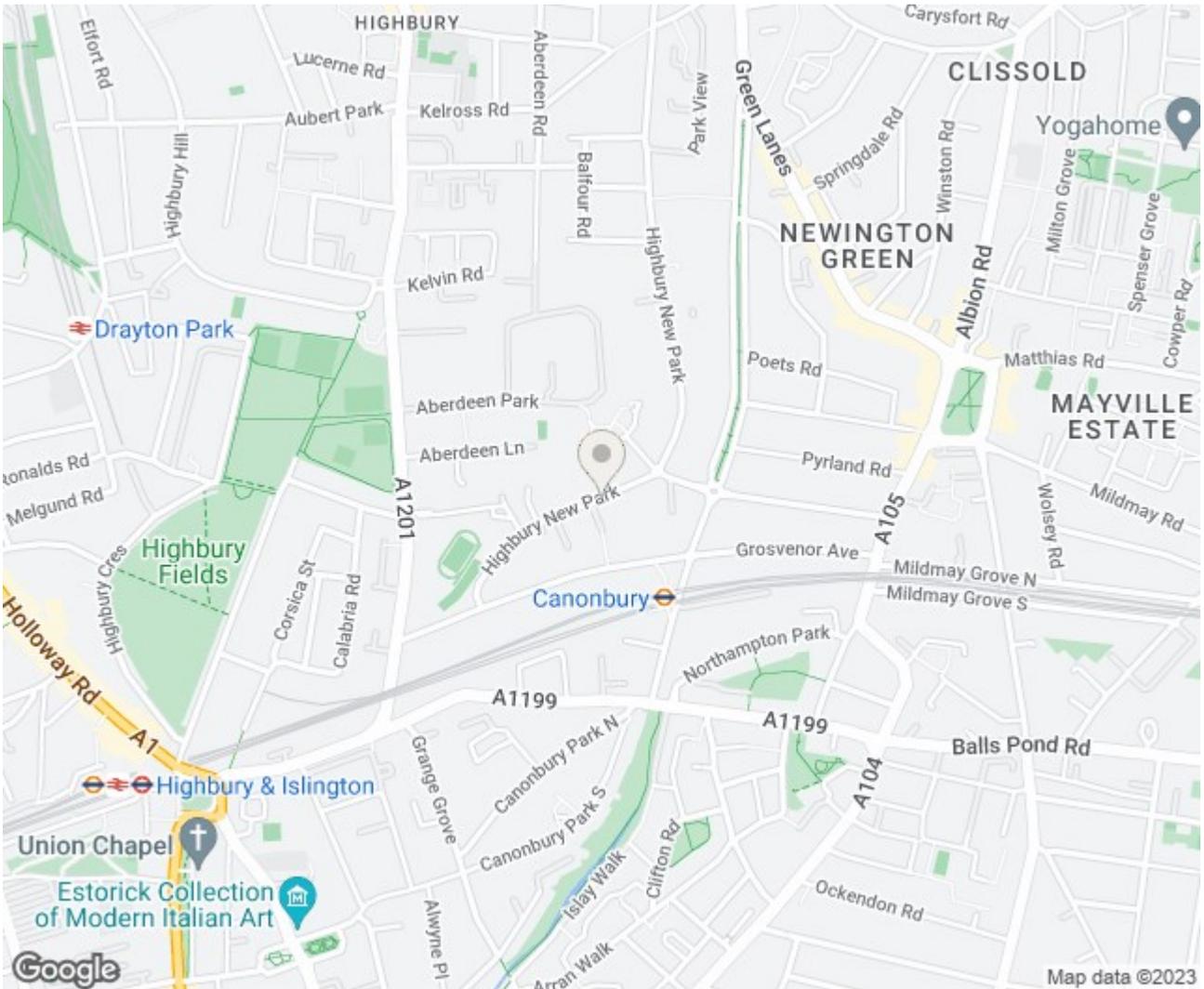
- Top Floor Flat
- South Facing Reception and Bedrooms
- Walk in Shower Room
- Beautiful Tree Lined Street
- Highbury N5

### 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>71</b>	<b>79</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific settings. Room Sizes are approximate and believed to be accurate within inches and they should not be relied upon for carpets and furnishings.