

JAMES EDWARD

Comprehensively Cared For

Aberdeen Road

, London, N5 2XA

Guide Price £3,200,000



Aberdeen Road



Description

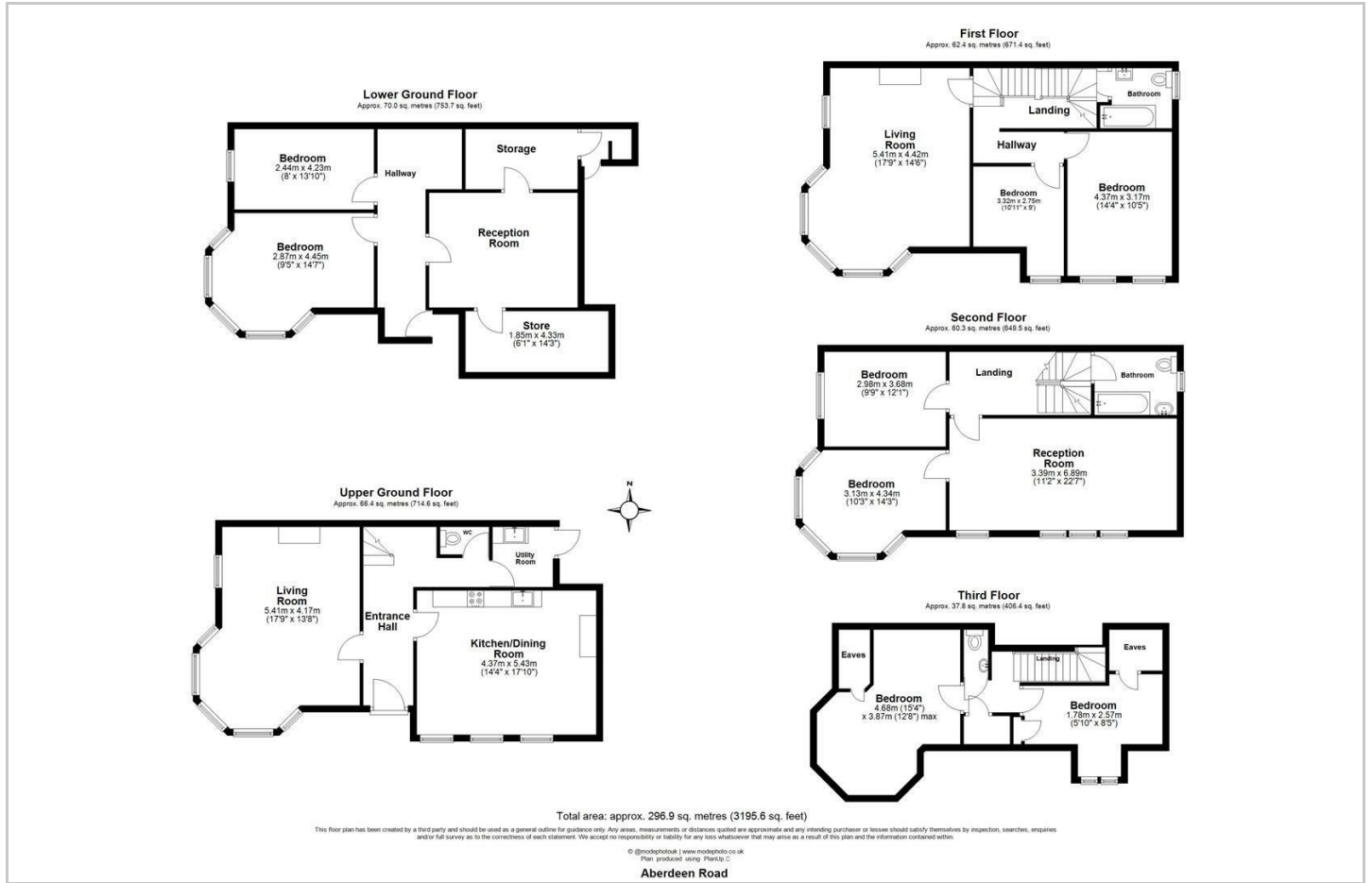
A rare opportunity to acquire one of Highbury's most beautifully positioned houses with it's striking multi-storey polygonal bay windows and spacious interior.

- Six Bedrooms, Four Reception Rooms
- Excellent Opportunity to Extend & Modernise
- Sunlight in the Morning That Follows the Curvature of the House
- Close to Highbury Barn
- Beautifully Peaceful Location
- Wonderfully Situated with Excellent Size Garden
- Footings for Extension In Place
- Close to Clissold Park & Highbury Fields
- Various Transport Links Nearby
- Chain Free

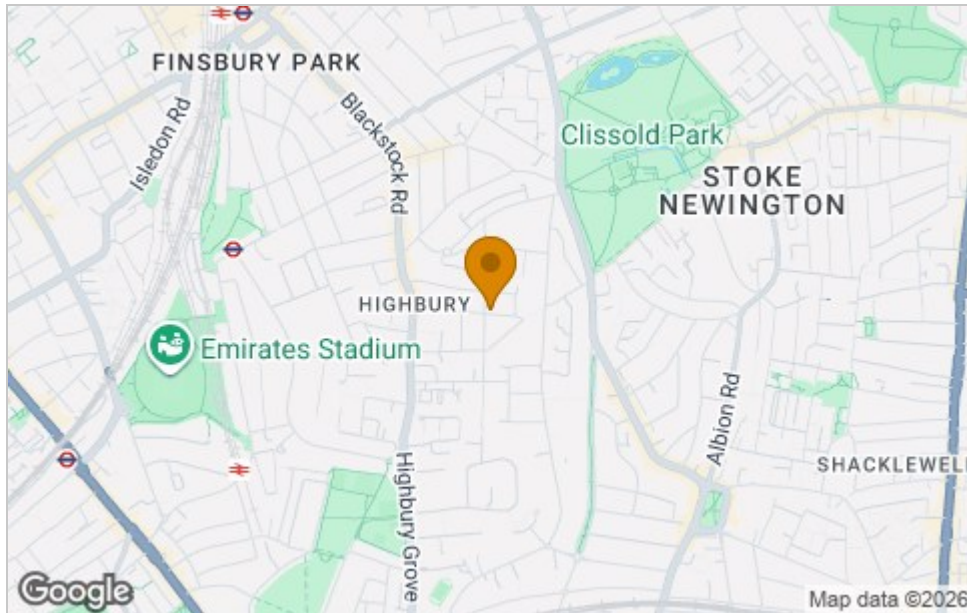




Floor Plan



Area Map



Viewing

Please contact our James Edward Office on 020 7952 5197 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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