



**4A Aberdeen Road, London, N5 2UH**

**Guide price £1,250,000**



A completely renovated three bedroom split-level garden maisonette situated in the heart of Highbury. Accommodation comprises; three bedrooms, two bathrooms with Lusso sanitary ware ( one being en-suite ) private garden, fully fitted integrated kitchen with Miele appliances that leads directly on to a large west facing living room with herringbone flooring. The lower ground floor benefits from under floor heating and the first floor with traditional gas radiators that can be controlled using the Nest Ap. This rare property also benefits from planning to extend further with flipped layout.

Aberdeen Road is one of Highbury's most sought after roads. Within 0.2 miles of Highbury Fields, 0.3 miles of Highbury Barn and 0.5 miles of Highbury and Islington/Arsenal Underground Stations. Local schooling consists of a variety of highly rated Ofsted options as well as Northbridge House's Senior Canonbury.

- Three Bedrooms
- Private Garden
- Chain Free
- Under Floor Heating
- Private Entrance
- Prime Location
- Completely Renovated
- Miele Appliances

