



Sotheby Road, N5 2UR

£1,100,000 Share of Freehold



An exceptional two/three bedroom garden apartment on one of Highbury's most sought-after roads. The property is arranged over the ground & lower floors and comprises a stunning double reception with high ceilings, stained glass windows, a stunning period fireplace & bespoke shelving units, ground floor WC, and a well-equipped kitchen leading out to the beautifully landscaped garden. The lower ground floor offers two spacious bedrooms, both with their own en-suite bathrooms. The Master bedroom is incredibly spacious and has a stunning glass extension, with garden access, perfect for a peaceful study area. Off of the Master bedroom is another spacious room with plenty of light

- Two Bedroom plus Nursery/Study
- South Facing Private Garden
- 1277sqft/118.6sqm
- EPC Rating C
- Two Bathrooms plus WC
- Sought after Highbury Location
- Excellent Transport Links
- Quiet & Peaceful Road

Highbury

To arrange a viewing please contact:

Highbury office

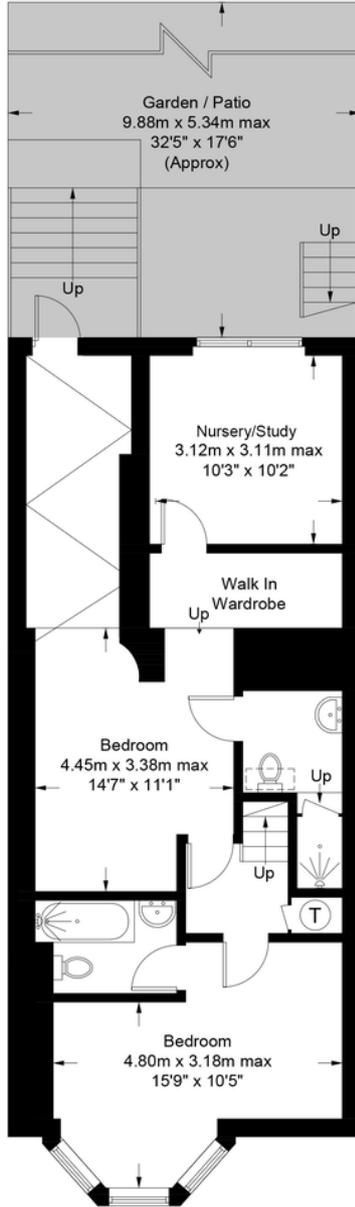
90 Highbury Park  
London, N5 2XE

T (0)20 7354 9111

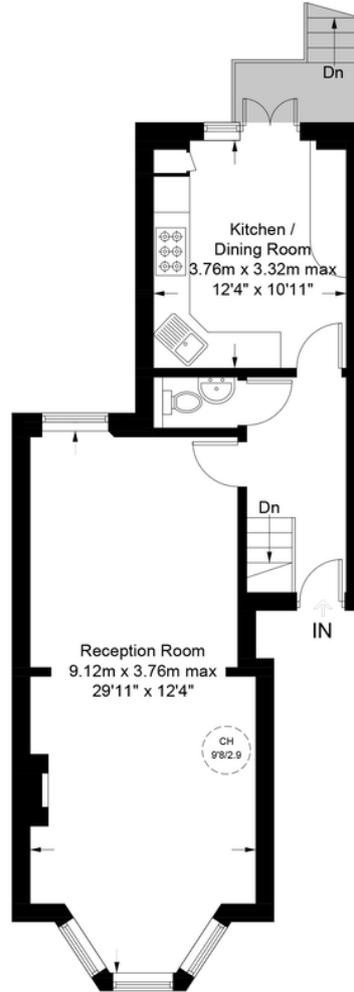
E [highbury@davidandrew.co.uk](mailto:highbury@davidandrew.co.uk)

## Sotheby Road, N5

Approximate Gross Internal Area = 1273 sq ft / 118.2 sq m  
 Reduced Headroom = 4 sq ft / 0.4 sq m  
 Total = 1277 sq ft / 118.6 sq m



= Reduced headroom below 1.5m / 5'0"



**Lower Ground Floor**

**Upper Ground Floor**



**Certified  
Property  
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1019362)

**DAVID  
ANDREW** | your most valuable asset



**Agent's Note:**  
 Whilst Care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations of statement or fact. Prospective applicants must make and rely upon their own enquiries and those of their professional representatives. The company accepts no liability for any error contained in these particulars.

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