

**Twyford House, Ellwood Street, Highbury
 2 Bedroom Flat**

Price: £465 pw



- ✓ Twyford House, Elwood Street, N5
- ✓ Two Bathrooms (One En-Suite)
- ✓ Contemporary Decor & Furnishings

- ✓ Two Double Bedrooms
- ✓ Solid Wood Floors
- ✓ Minutes To Arsenal Tube

Twyford House, Ellwood Street, Highbury

Bryan Estates are pleased to offer a stunning two bedroom, two bathroom flat located in Twyford House, Elwood Street, Highbury, N5.

This modern property boasts two double bedrooms complete with bedroom furniture, a spacious lounge, modern fitted kitchen with integrated appliances and mod cons including dishwasher, a modern styled bathroom with limestone tiles floor to ceiling and a 2nd en-suite shower room in the master bedroom.

Minutes to the amenities of Highbury Barn and transport Links of Arsenal Tube Station and Drayton Park.

Call 020 7998 4788 to arrange a viewing.



Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.

Energy Performance Rating

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 75 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |