

71F, Drayton Park, London, N5 1DS

Asking Price: £425,000 Leasehold

1 Total Bedroom | 1 Reception Room | 1 Bathroom

This pristine one-bedroom apartment is located moments away from Drayton Park Station, offering easy access into the City. The property also benefits from a private balcony that spans the full width of the flat and comes with a long lease of 900+ years.

- Beautiful one bedroom apartment boasting 576 sqf of space
- 1 Total Bedroom
- Water bills included in the service charge
- Pristine condition, ground floor apartment with direct access to a private balcony
- EPC- C
- Lease – 900+ years



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This beautifully presented one-bedroom apartment offers 576 sq ft of well-designed living space and is located just moments from Drayton Park Station, providing quick and easy access into the City.

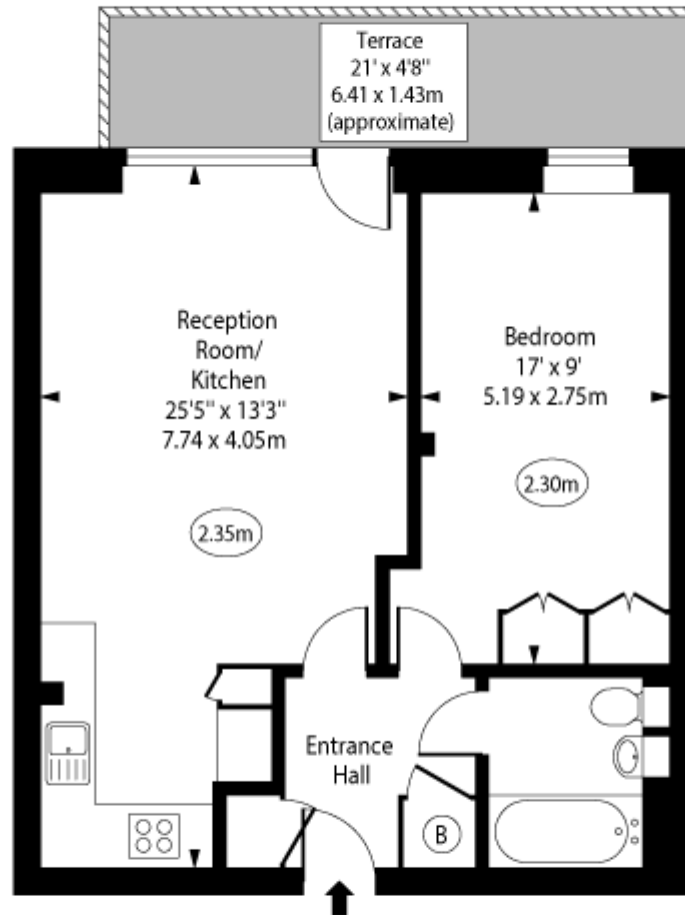
Set on the ground floor and in pristine condition throughout, the apartment features a bright and spacious open-plan living area with direct access to a private balcony that spans the full width of the flat.



Drayton Park, N5



○ - Ceiling Height



Ground Floor

Approx Gross Internal Area

567 Sq Ft - 52.67 Sq M

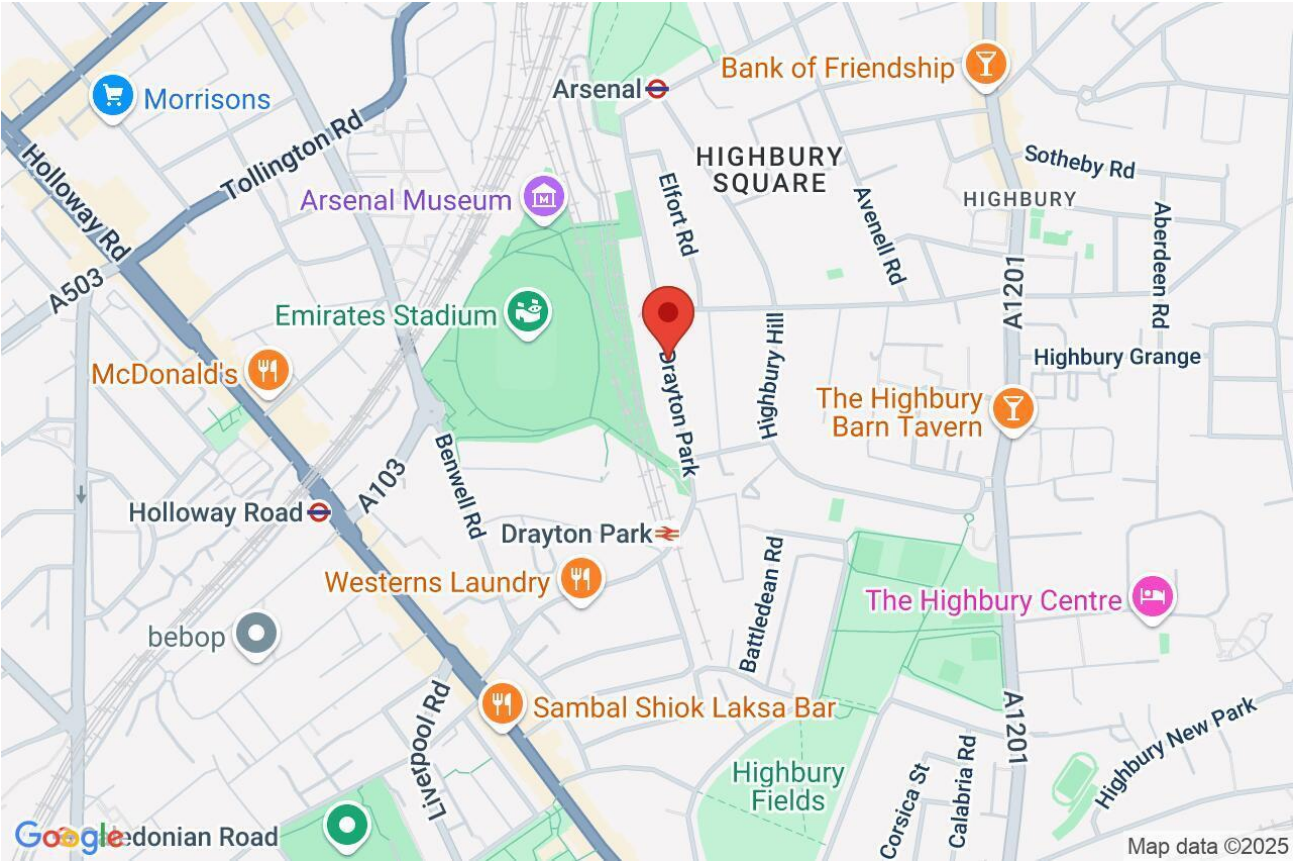
Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and

Measured according to the RICS
For Illustration Purposes Only - Not To Scale

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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		