



Derbin Court 68-70, Queens Drive, London, N4 2XR

Asking Price: £400,000 Share of Freehold

1 Total Bedrooms | 1 Reception Rooms | 1 Bathrooms

An attractive and beautifully maintained one-bedroom apartment set on the second floor of this popular purpose-built development, offering generous living space, excellent natural light throughout, and the added benefits of share of freehold, private storage, and secure gated parking.

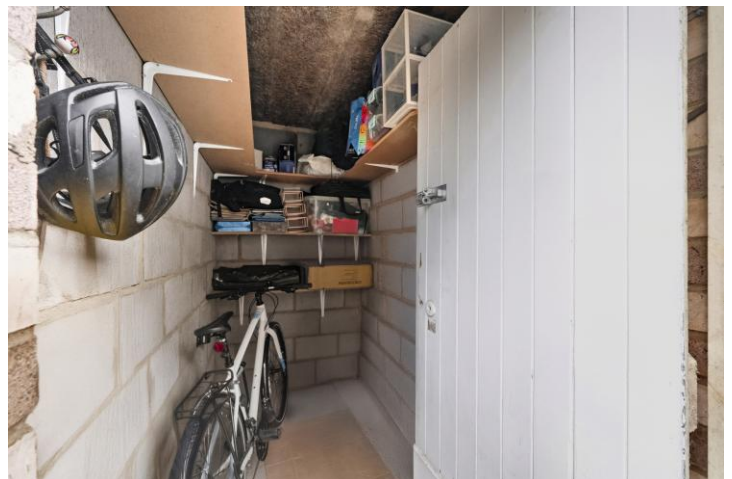
- Share of Freehold 999 years
- Generous double bedroom with fitted wardrobes and storage
- Rare benefits of private storage and secure gated parking
- Prime location close to Clissold Park, Finsbury Park, Highbury amenities and



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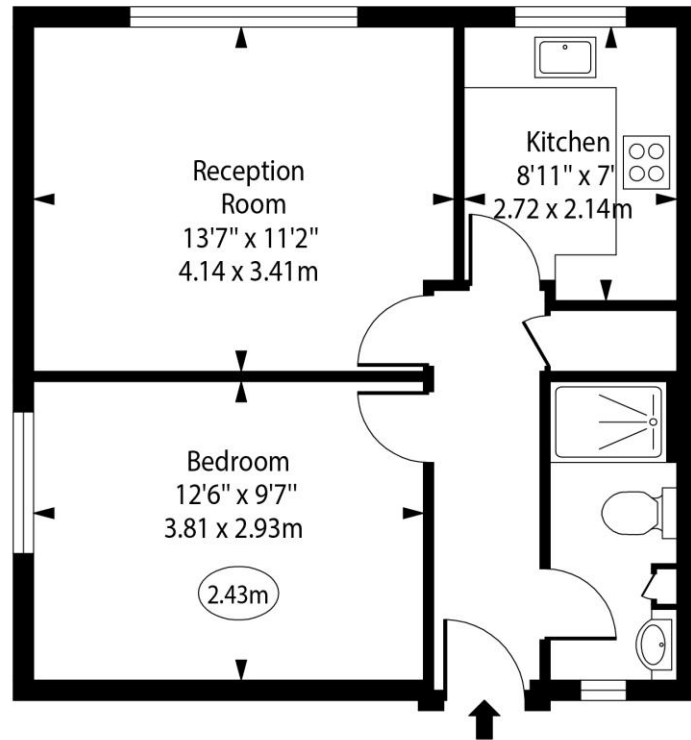
A well-presented and bright one-bedroom apartment set on the second floor of this well-maintained purpose-built development, ideally located on Queens Drive, moments from Clissold Park and the cafés, shops, and amenities of Stoke Newington and Finsbury Park.

The property features a spacious and light-filled reception room with large windows, providing

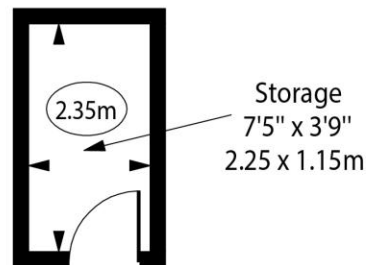


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○ - Ceiling Height



Second Floor



Ground Floor

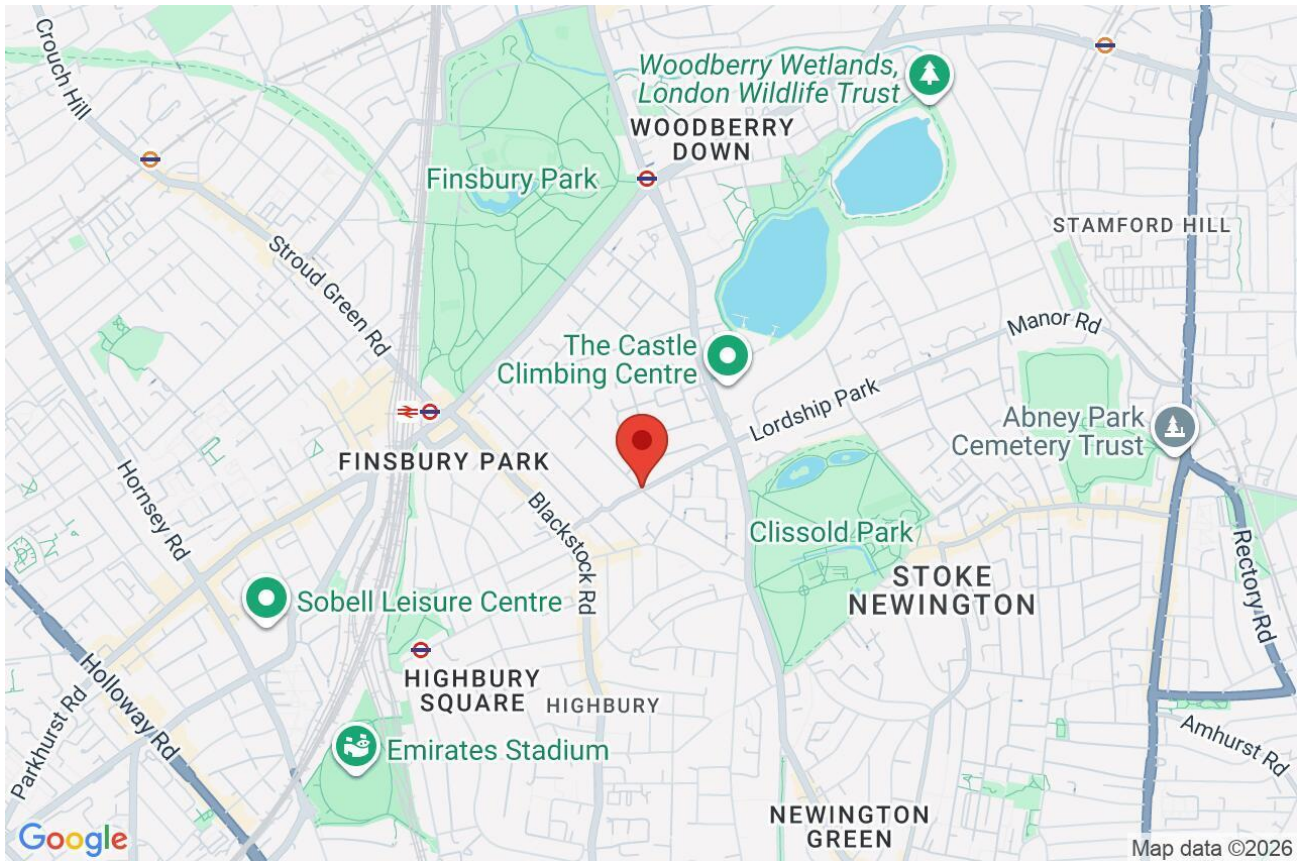
Approx Gross Internal Area 442 Sq Ft - 41.06 Sq M
(Excluding Storage)

Approx Gross Internal Area 470 Sq Ft - 43.66 Sq M
(Including Storage)

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 for illustrative purposes only. Measured according to the RICS. 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	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		