



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.

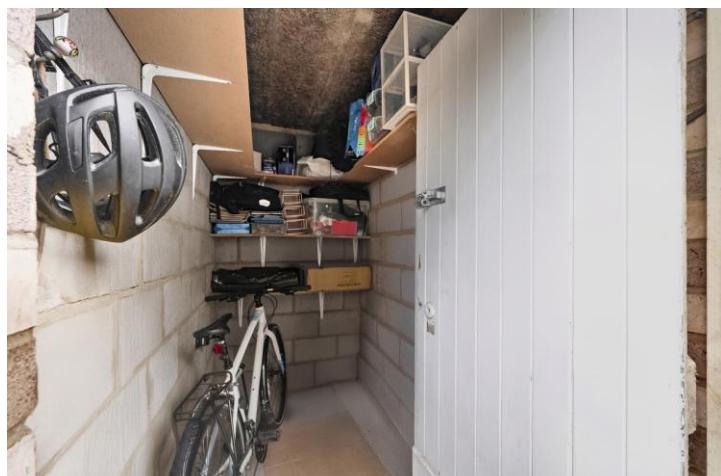
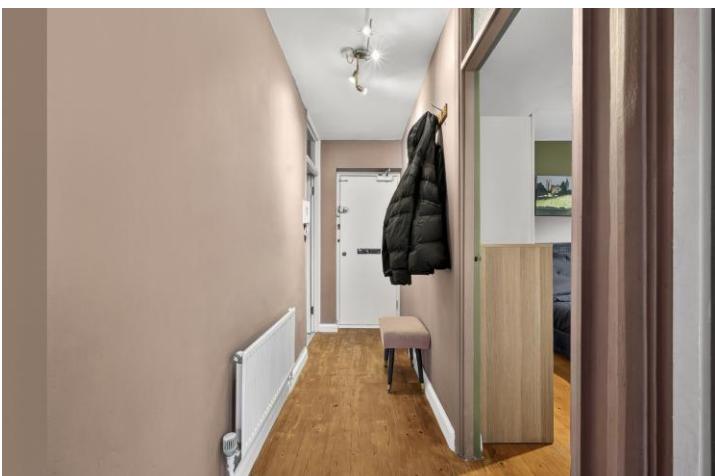
- Share of Freehold 999 years
- Generous double bedroom with fitted wardrobes and storage
- Rare benefits of private storage and secure gated parking
- Prime location close to Clissold Park, Finsbury Park, Highbury amenities and



Flat 7, Derbin Court 68-70, Queens Drive, London, N4 2XR

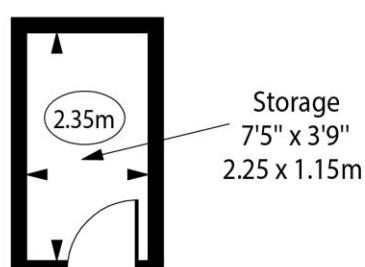
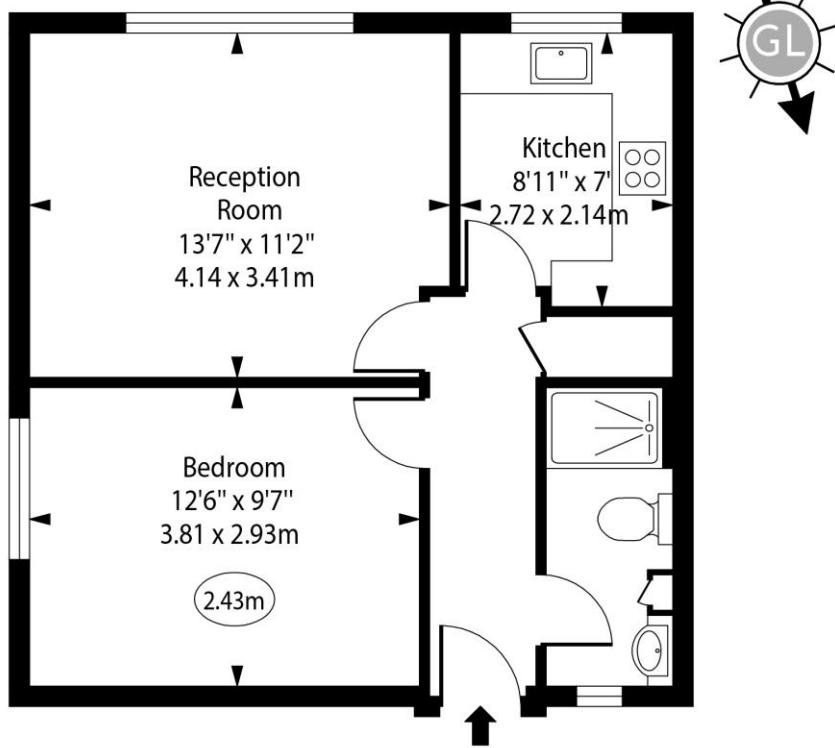
A well-presented and bright one-bedroom apartment set on the second floor of this well-maintained purpose-built development, ideally located on Queens Drive, moments from Clissold Park and the cafés, shops, and amenities of Stoke Newington and Finsbury Park.

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



Derbin Court,
Queens Drive, N4

- Ceiling Height



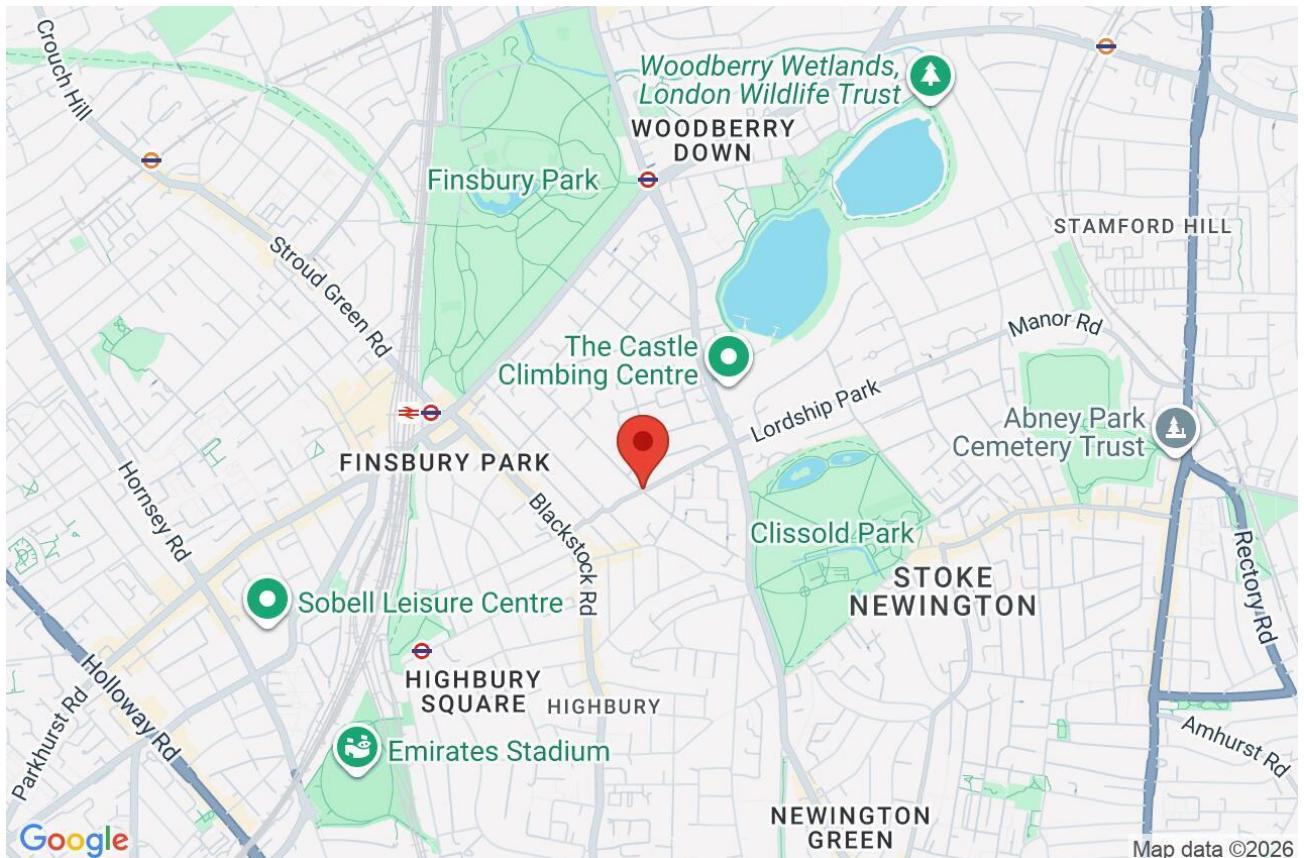
Ground Floor

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.

Measured according
www.goldlens.co.uk
Ref No 030437WI



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		