



Drayton Park, N5 1NF

Asking Price: £435,000 Leasehold

1 Bedroom | 1 Reception Room | 1 Bathroom

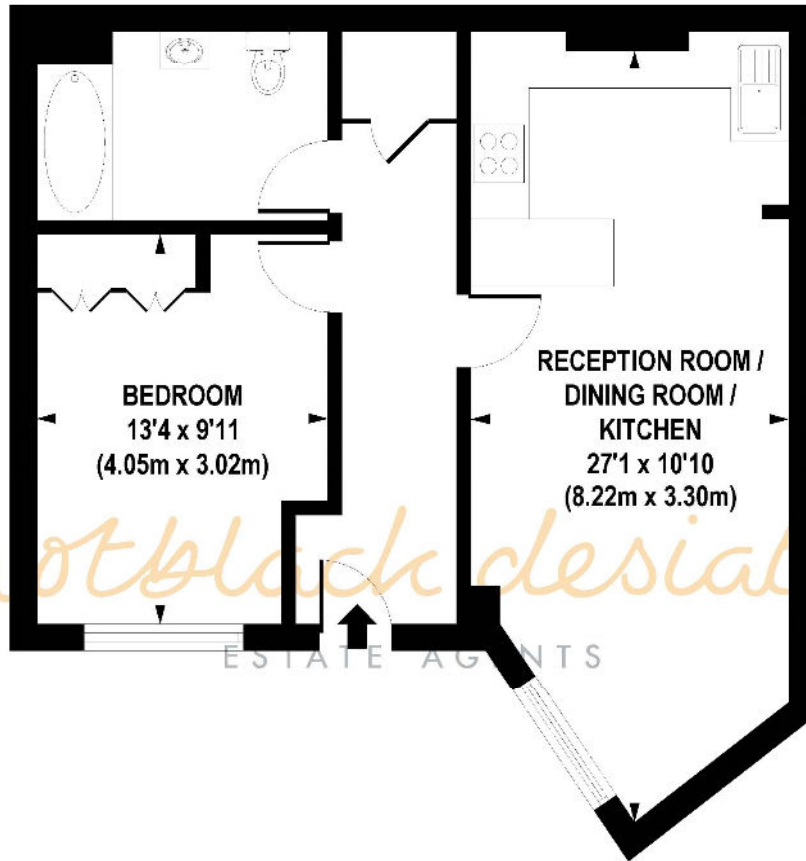
A charming ground floor flat situated in this iconic building in the heart of Highbury. The flat offers superb, light space overlooking the secure central courtyard, as well as the huge bonus of a private parking space in the underground car park. The development benefits from a concierge and a communal roof terrace with fantastic 360 degree views. The flat is in good order throughout, with a lovely living space with fitted kitchen area, bathroom and double bedroom.

- Leasehold 974 years 11 months
- Ground Floor
- Roof Terrace
- Communal Gardens
- Off Street Parking
- 558 Approx Sq Ft
- Service charge £3,259 pa Variable
- Ground rent £400 pa

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Highbury Barn is a short walk away, along with Highbury Fields via the little known cut through Whistler Street. Too many great shops, bars and restaurants to name any in particular, all within walking distance. Links to the City and beyond are very convenient with Piccadilly, Victoria and Overground stations all within an easy walk.





GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 558 sq. ft / 51.84 sq. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	