

DRAYTON PARK, N5 1DS

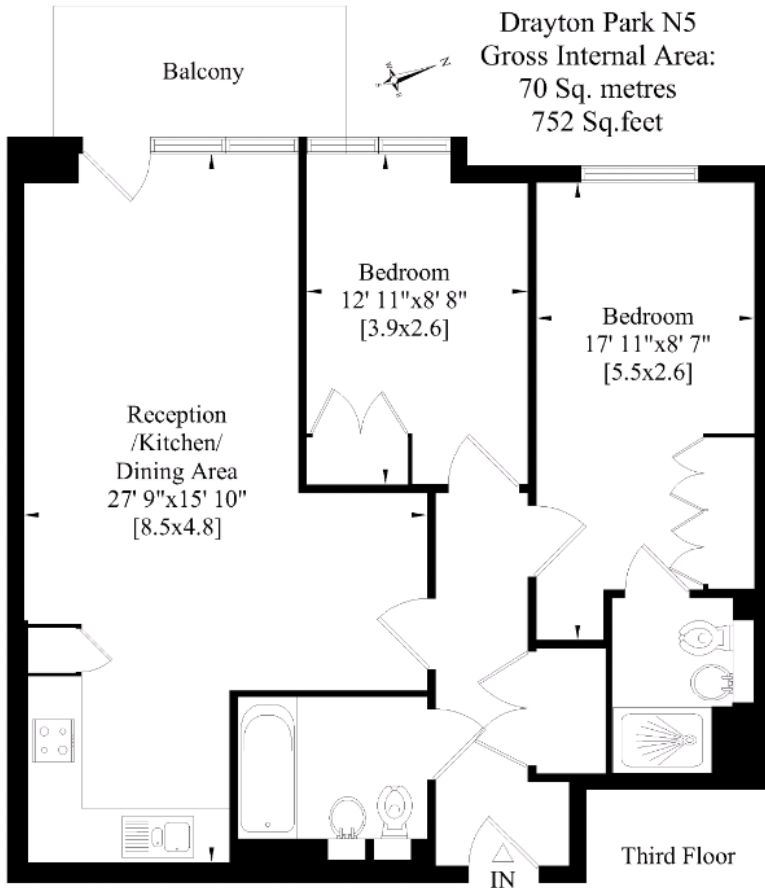
£589,950



A light and airy apartment located in a new build development on Drayton Park, ideally located for the city worker with nearby Drayton Park Station getting to Moorgate in 10 minutes and Arsenal Station just a short stroll away for access to the tube. The apartment comprises of two double bedrooms with an en suite to the master bedroom as well as a private balcony and ample storage space. The property is offered in excellent decorative order and is an ideal purchase for a first time buyer or buy to let investor.

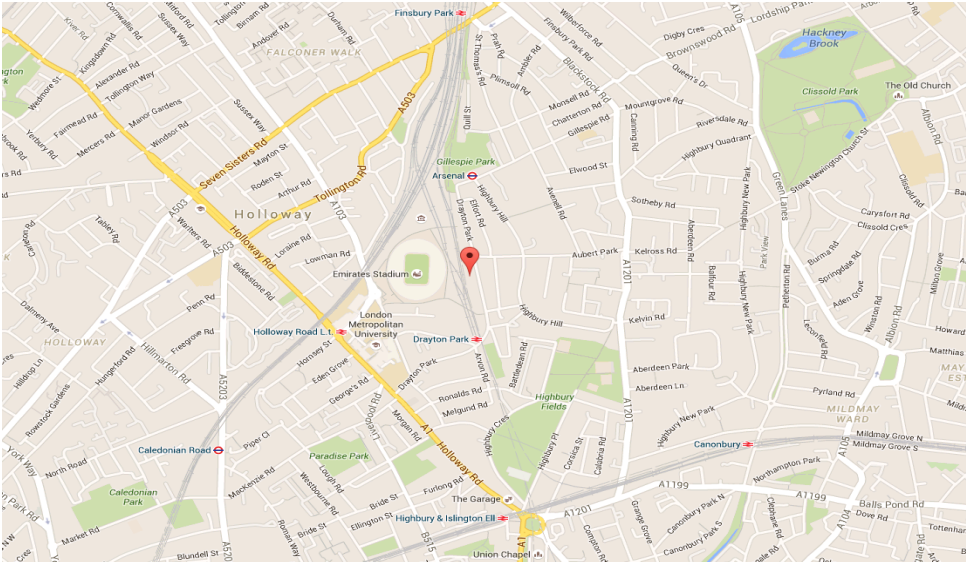
- MODERN APARTMENT
- TWO DOUBLE BEDROOMS
- RECEPTION ROOM
- KITCHEN
- EN SUITE SHOWER ROOM
- BALCONY
- Leasehold (992 Years Remaining)
- Service Charge: £1,500 PA
- Ground Rent: £150 PA
- Council Tax: £1,560 (Band E)
- Approx. 752 sq ft
- Rental Estimate: £460 PW





Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate. For identification purposes only. Not to scale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92-95%)	A		Very environmentally friendly - lower CO ₂ emissions	(92-95%)	A	
	(81-91%)	B			(81-91%)	B	
	(69-80%)	C			(69-80%)	C	
	(55-68%)	D			(55-68%)	D	
	(39-54%)	E			(39-54%)	E	
	(21-38%)	F			(21-38%)	F	
Not energy efficient - higher running costs	(1-20%)	G		Not environmentally friendly - higher CO ₂ emissions	(1-20%)	G	
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.				The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.			



TRANSPORT LINKS

Drayton Park (Overground line) is a 3 minute walk away.

Arsenal Station (Piccadilly line) is a 5 minute walk away.

Finsbury Park Station (Piccadilly, Victoria and Overground lines) is an 18 minute walk away.

Numerous buses run nearby, including the 19, 236, 4 and 263, giving easy access to the City and West End.

Islington Office
314 Upper Street
London N1 2XQ

Camden Office
67 Parkway
London NW1 7PP

Highbury Office
2 Highbury Park
London N5 2AB

Archway Office
31 Junction Road
London N19 5QT

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- 2) no representations are made in these particulars as to the property or as to whether any service or facilities are in good working order, and 3) all measurements are approximate.