



Drayton Park, N5 1ND

£500,000  
Leasehold



# Drayton Park

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A fantastic opportunity for first time buyers to secure a wonderful two-bedroom flat in Highbury on the second floor of a Victorian conversion. The flat features high ceilings, separate modern kitchen, spacious living room and a stylish bathroom. Both double bedrooms are generously sized with ample room for storage. The property also offers sought-after access to Olden Garden, which is a beautiful private community garden nearby. The property is being sold chain-free.

The flat is superbly located in between Arsenal Underground (Piccadilly Line) and Drayton Park National Rail allowing fantastic direct transport links into the City, King's Cross St. Pancras and Heathrow Airport. Enjoy being minutes away from the cafés, pubs and parks of Highbury Fields, as well as a short walk away from the restaurants of Holloway Road and fashionable Upper Street.

- 576 sq ft / 53.5 sq m
- Two Double Bedrooms
- Access To Olden Garden
- Modern Kitchen
- Great Location
- Second Floor Flat
- Chain Free
- Excellent Transport Links





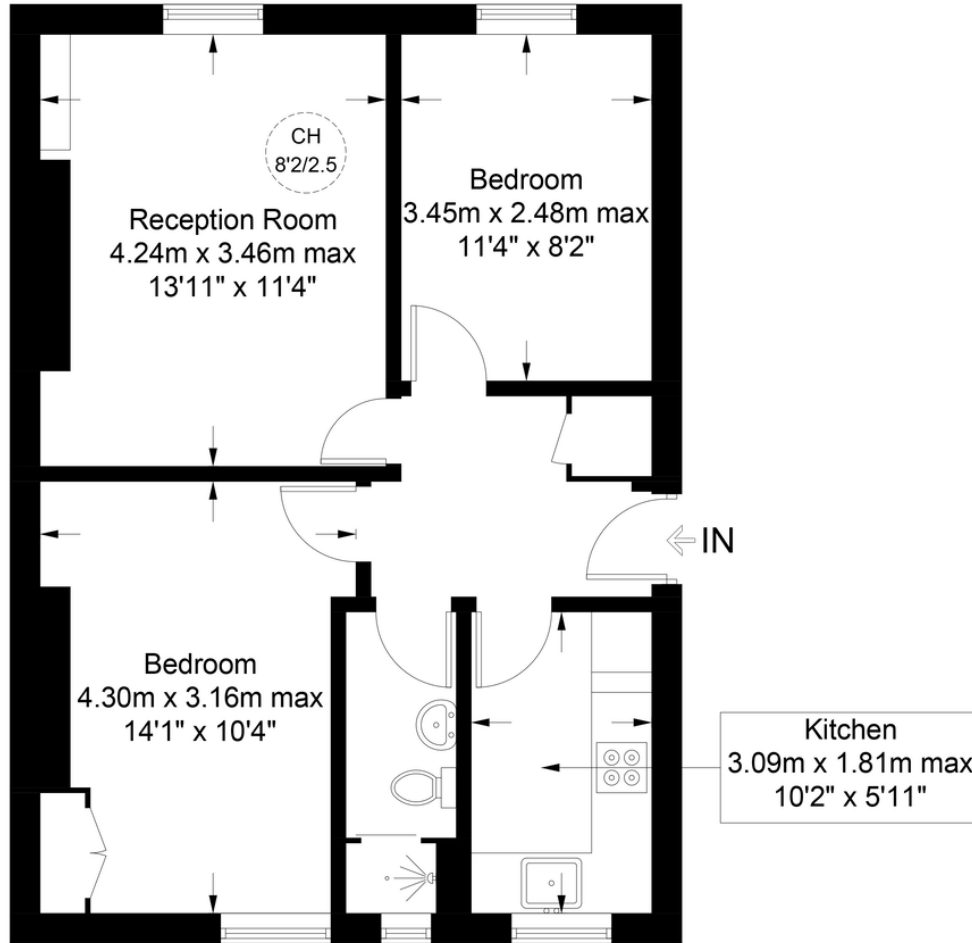


# Drayton Park, N5

Approximate Gross Internal Area = 576 sq ft / 53.5 sq m

# DAVID ANDREW

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## Second Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**Certified Property Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID?????)

DAVID ANDREW

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### Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

