



Drayton Park, N5 1BF

£565,000
Leasehold



Drayton Park

£565,000

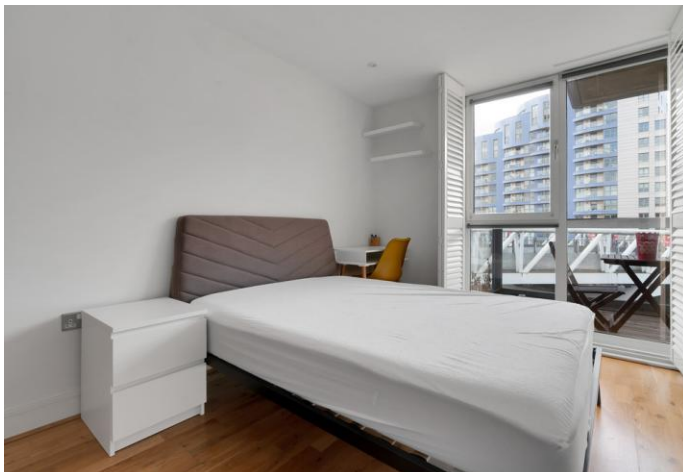
Leasehold

Introducing a very spacious and bright flat located on the second floor of a secure building with lift access. Spanning 864sqft / 80.3 sqm, the flat benefits from a large open-plan living area and kitchen, which opens to a fantastic balcony overlooking the wonderful Emirates Stadium. Enjoy two spacious double bedrooms and two bathrooms, one of which is an ensuite to the primary bedroom. The wide hallway includes a large utility cupboard, perfect for additional “out of sight” storage space. The sale includes private underground allocated parking, and is offered chain-free.

The flat is superbly located in between Arsenal Underground (Piccadilly Line) and Drayton Park Overground station 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.

- 864 sqft / 80.3 sqm
- Two Double Bedrooms
- Two Bathrooms incl. ensuite
- Private Secure Parking
- EPC - B
- Service Charge: £2423 p.a
- Building Insurance: £2100p.a
- Ground Rent: £200p.a

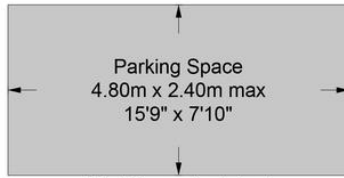




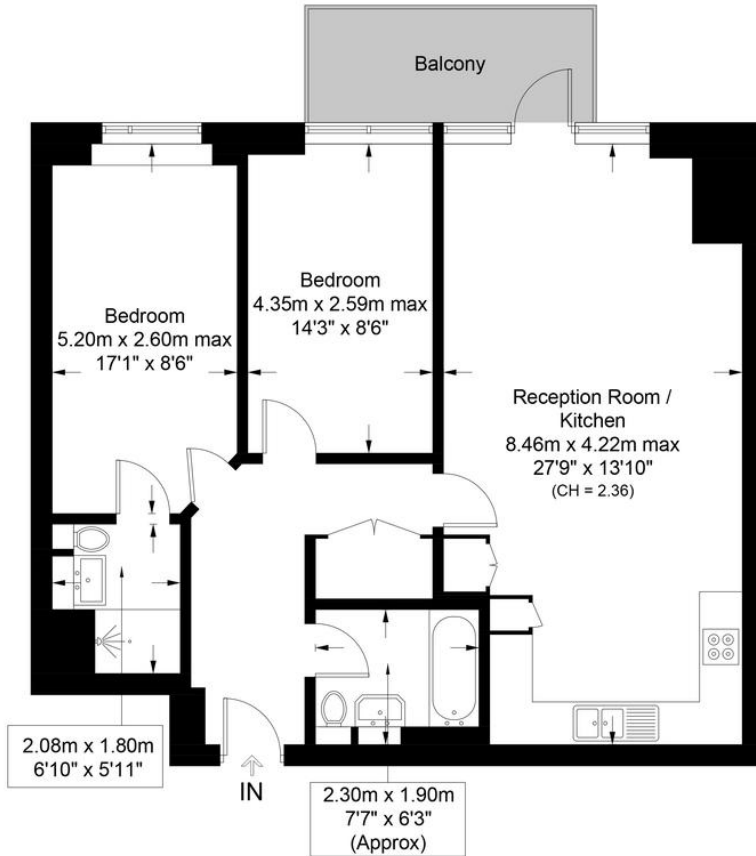


Drayton Park, N5

Approximate Gross Internal Area = 864 sq ft / 80.3 sq m



(Not Shown In Actual Location / Orientation)



Second Floor

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. (ID1166446)



Certified Property Measurer

DAVID ANDREW your most valuable asset

DAVID ANDREW

your most valuable asset

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London N5 2XE

T (0)20 7354 9111

Stroud Green Office

167 Stroud Green Road
London N4 3PZ

T (0)20 7281 2000

General Contact

E info@davidandrew.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.