

# JAMES EDWARD

Comprehensively Cared For



## Drayton Park

, London, N5 1LX

£475,000





# Drayton Park



## Description

Well laid out two double bedroom period conversion, with private garden, located in Prime Highbury, N5.

- 120 Year Lease
- Period Conversion
- Close to Highbury & Islington
- Ground Floor
- Two Double Bedrooms
- Private Garden
- Close to Arsenal Station
- Separate Living Room / Kitchen
- Excellent Location
- Extra Storage in Cellar

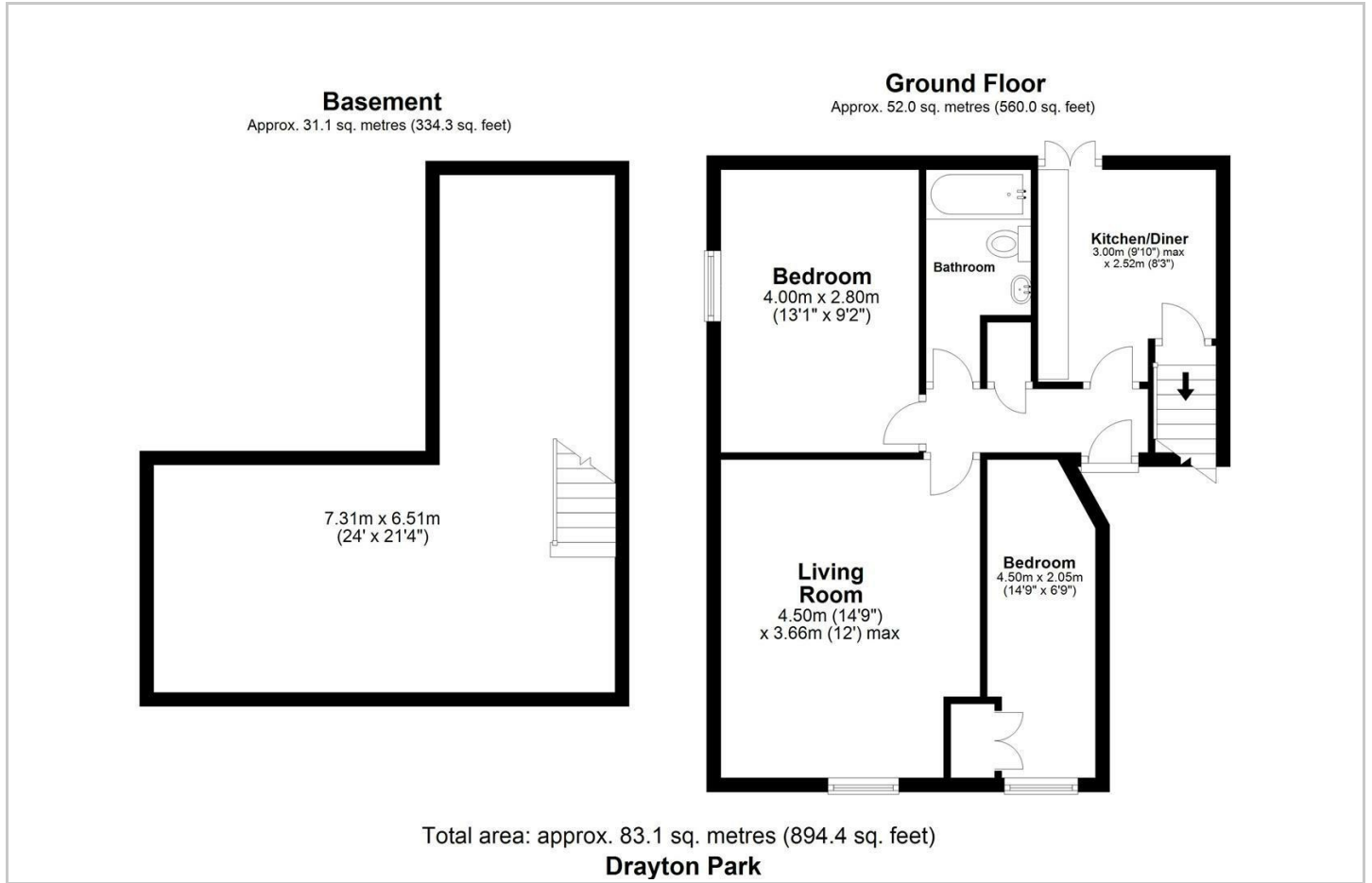




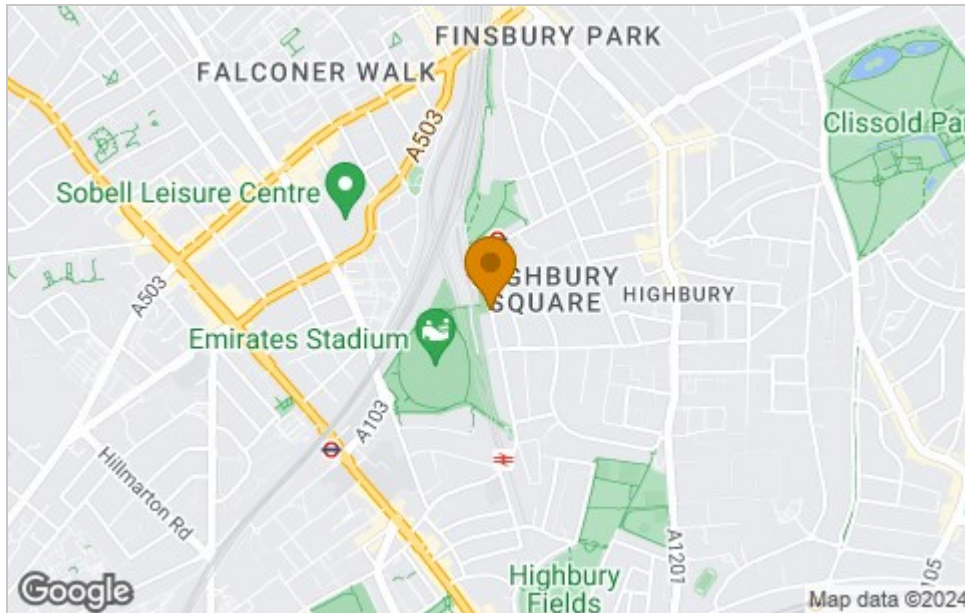




# Floor Plan



## Area Map



## Viewing

Please contact our James Edward Office on 020 7952 5197 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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