



## Drayton Park

Highbury, N5

Offers In Excess Of £475,000

Leasehold

Expansive, bright and airy two bedroom apartment, located on the first floor of a popular development close to the open spaces of Highbury Fields. The flat is in good decorative order and boasts a good size reception room featuring floor-to-ceiling windows that facilitate an abundance of natural light. Further benefits include a concierge service, access to a verdant communal courtyard garden and a large communal roof terrace that offers 360 degree views across London. Well located for multiple transport options, with both Arsenal underground station and Drayton Park overground station within a five minute walk, and Highbury and Islington station also within easy reach.

The flat comprises a generous semi open-plan kitchen and living room with wooden floors, two double bedrooms, one en-suite with a large built-in wardrobe and a family bathroom. The property is well laid out and has good storage, it has also been well maintained having recently been redecorated. The flat forms part of a private development with a concierge, pretty communal gardens and a stunning roof terrace with panoramic views across London.

- Chain free
- Two double bedrooms
- Two bathrooms
- Lift access
- Concierge service
- Useful storage cupboard
- Open plan
- Communal roof terrace
- Close to local amenities
- Council tax: E

### Viewing

Please contact our Upper Street Office on 020 7871 4444 if you wish to arrange a viewing appointment for this property or require further information.





## Additional Information

Lease Term: 999

Date of Lease Commencement: 01.06.1998

Service Charge: Approx: £3,155.45

Service Charge Review Period: Annually

Ground Rent: Approx: £670

Ground Rent Review Period: Every 21 years

Heating: Electric Heating

Electricity: Mains

Water: Mains

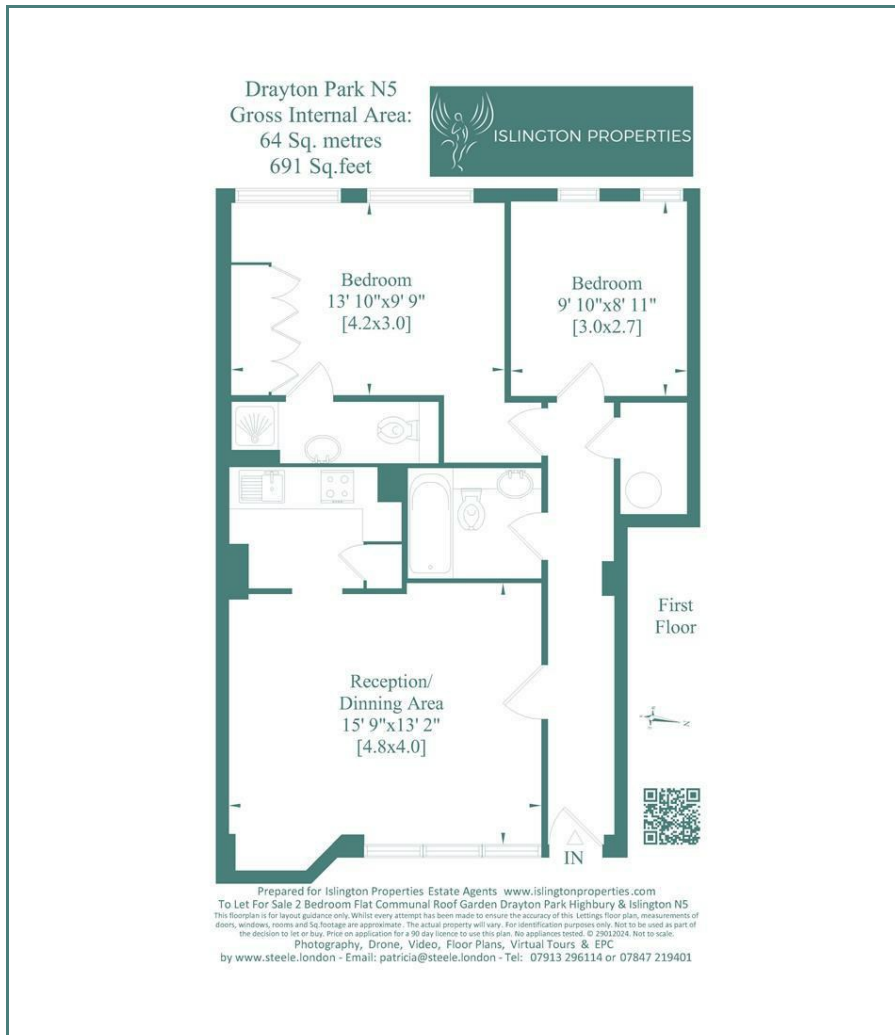
Sewerage: Main Drain

Broadband: Standard, Superfast & Ultrafast (Ofcom)

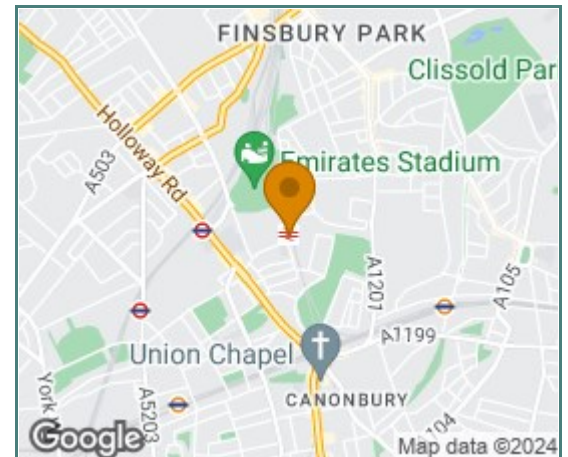
Mobile Signal/Coverage: Good for EE, Three, O2 & Vodafone (Ofcom)

Parking: None

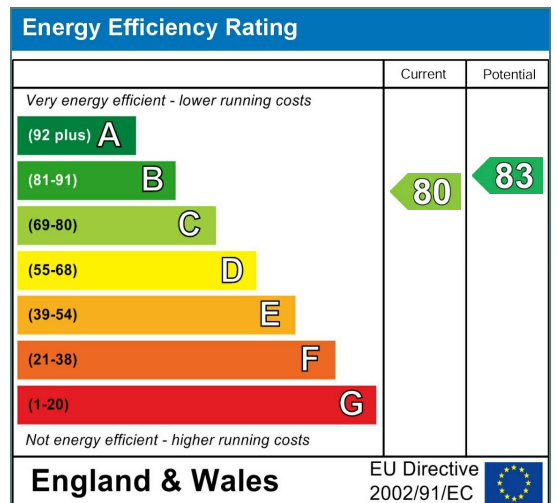
## Floor Plan



## Area Map



## Energy Efficiency Graph



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