



# Drayton Park Islington, N5 £470,000 Leasehold

Well proportioned two bedroom, two bathroom flat located in this well regarded development in Drayton Park, located close to Drayton Park station, with frequent trains to Moorgate, and Holloway Road underground station (Piccadilly Line), with direct connections to the West End. The flat is close to local amenities and benefits from use of the tranquil communal courtyard garden and the extensive communal roof terrace that offers 360 degree views across London. Offered with no onward chain.

- Two Double Bedrooms
- Two bathrooms one ensuite
- Chain free
- Concierge service
- Close to Highbury Fields
- Large reception room with floor-to-ceiling windows
- Benefits from a lift
- Bright and airy
- Council Tax: Band 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: £3,905.45 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: Likely speeds Standard, Superfast & Ultrafast (Ofcom)

Mobile Signal/Coverage: Likely good Indoor and Outdoor for EE, Three, O2 & Vodafone (Ofcom)

Parking: None

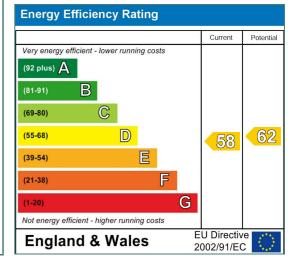
#### Floor Plan

## Drayton Park N5 Gross Internal Area: ISLINGTON PROPERTIES 66 Sq.meters - 712 Sq.feet Kitchen 8' 7"x6' 2" [2.6x1.9] Reception/ Bedroom Dining Area 15' 11"x13' 1" 13' 10"x11' 6" [4.2x3.5] [4.8x4.0] Bedroom 10' 3"x8' 11" [3.1x2.7] Third Floor d for Islington Properties Estate Agents www.Islingtonproperties.com #islingtonproper #tolet #2bedroom To Let 2 Bedroom Flat Drayton Park Highbury & Islington London No.5a NS-towards have made to nousen the acruster of this Letting floor plan measurements of doors, windows, rooms & Suchaspa Photography, Drone, Floor plan, Virtual Tours, Inventory, Video & EPC's by www.steele.london email. patricia@steele.london #wwwsteelelondon Tel. 07847219401 – Tel. 07913 296114

### **Area Map**



## **Energy Efficiency Graph**







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