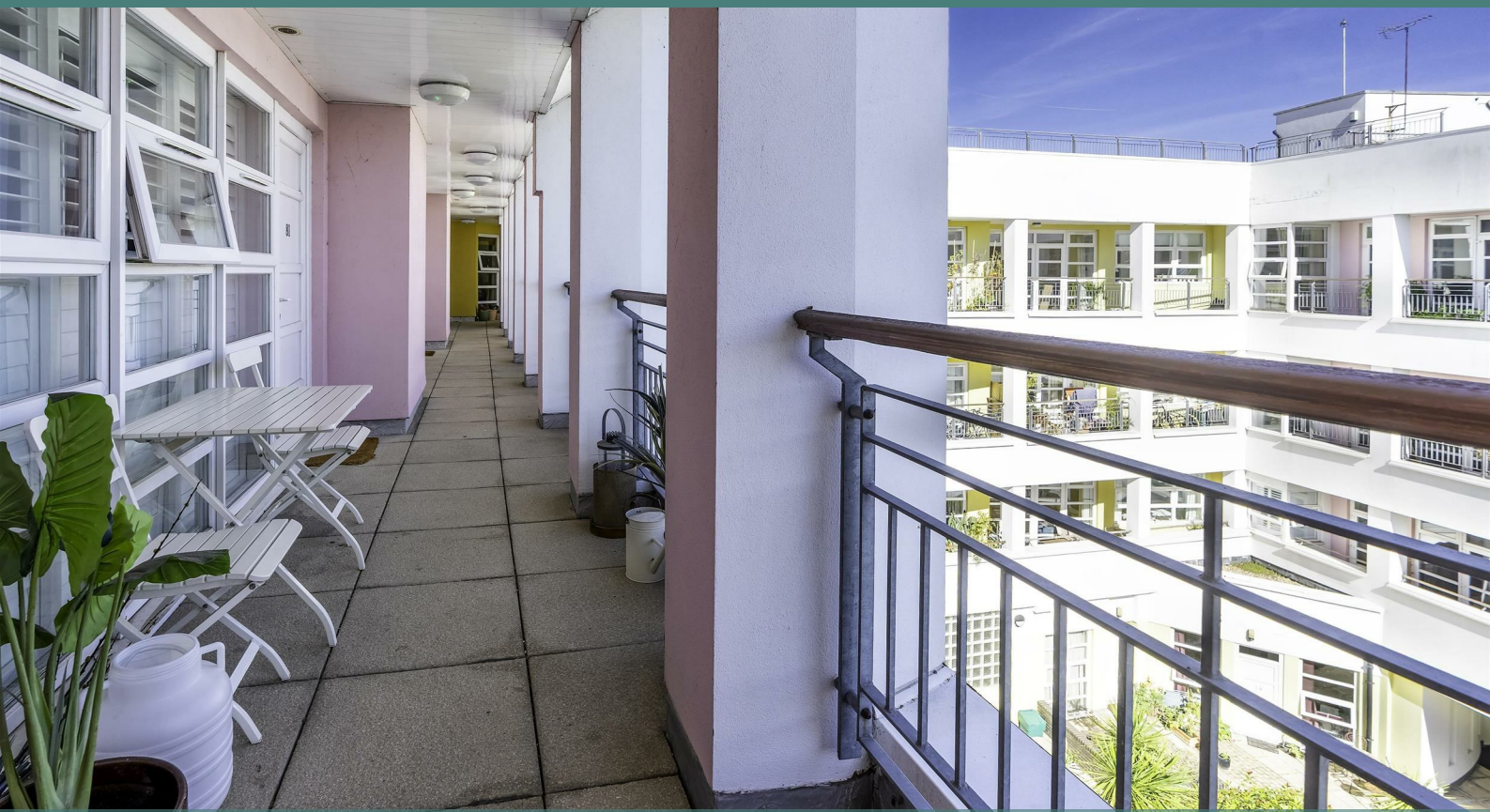




ISLINGTON PROPERTIES



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.



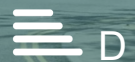
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2



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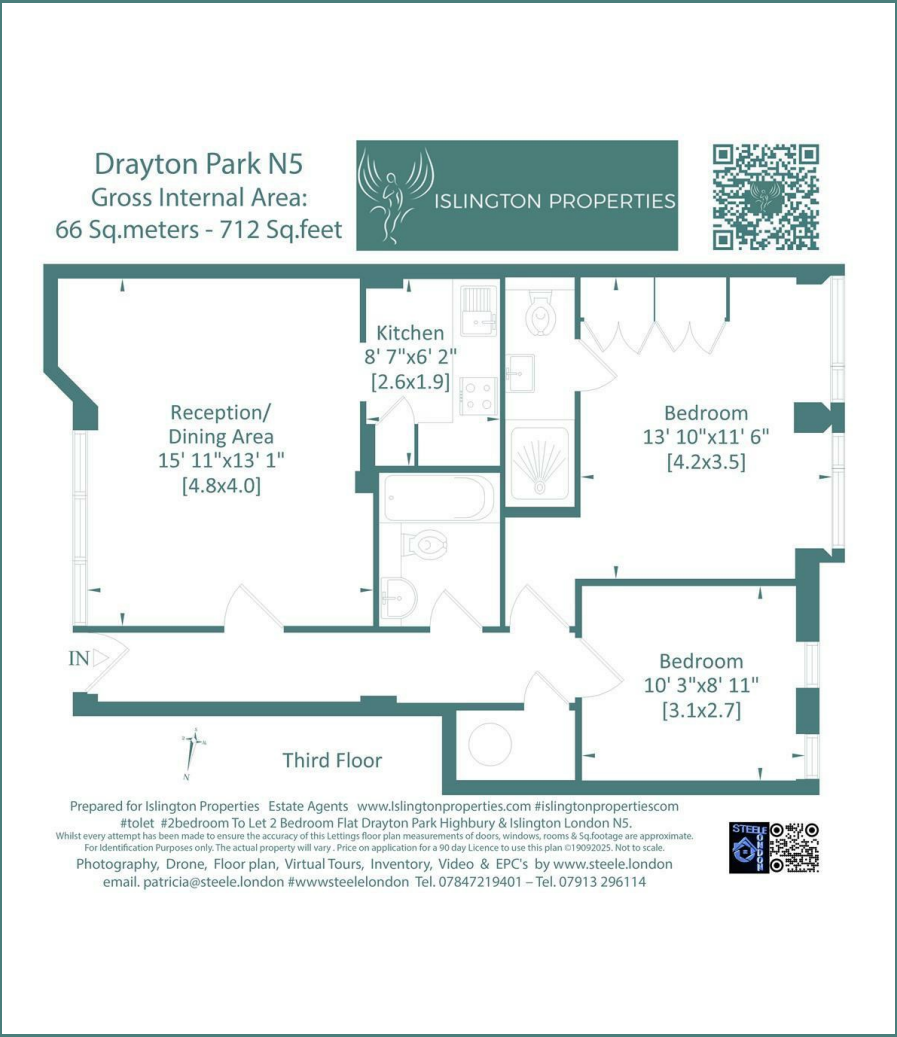


D

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

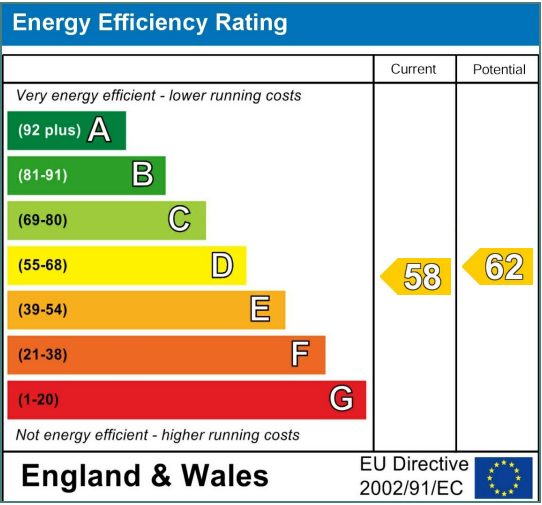
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Council Tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your solicitor prior to exchange of contracts.