

Drayton Park, London

Offers In Excess Of £400,000



Drayton Park, London

DESCRIPTION

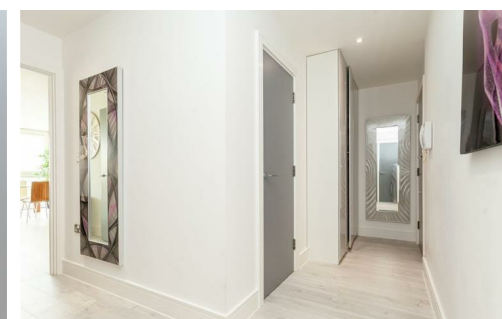
Available chain free and arranged over the second floor (with lift access) of a well-maintained purpose built block is this beautiful one bedroom apartment boasting 604 sq. ft. (56 sqm.) of internal accommodation.

The property comprises of an open plan kitchen/reception room with floor to ceiling windows, master bedroom with with built in wardrobes, modern bathroom and ample storage throughout and benefits from a secure off-street parking space.

Drayton Park is located, just moments from the many bars, restaurants, coffee houses of Highbury and Finsbury Park and the open spaces of Gillespie Park and Highbury Fields.

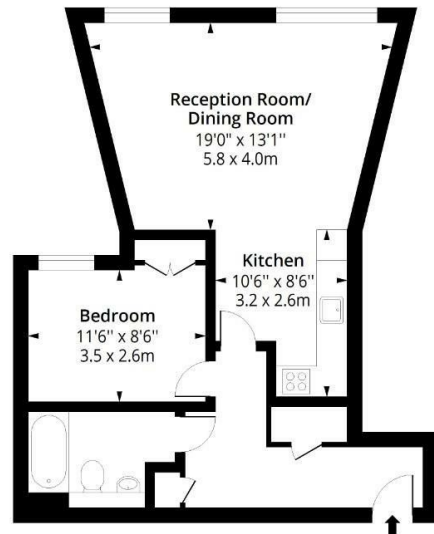
Transport links include Highbury & Islington Station (Overground, National Rail & Victoria Line), Drayton Park Station (National Rail), Arsenal Station (Piccadilly Line), Holloway Road Station (Piccadilly Line) and a wide variety of bus routes allowing easy access into The City and West End.

- Chain free
- One bedroom apartment
- Second floor with lift access
- Water bills included
- Secure off-street parking space
- Electric charging points available
- Cycle storage
- Good condition
- Close to transport links
- Close to local shops





Drayton Park, N5
 Approx. Gross Internal Area 604 Sq Ft - 56.11 Sq M




Second Floor
 Floor Area 604 Sq Ft - 56.11 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		82	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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