



Ashburton Triangle

Drayton Park, N5

Asking Price £435,000

A bright and well proportioned 2 double bedroom fifth floor apartment, benefitting from 2 private balconies, superbly positioned for access to Arsenal Underground station.



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Drayton Park, N5

- Two double bedrooms
- Two balconies
- Bright & spacious throughout
- Fifth floor
- Easy access to Highbury Corner
- Moments from Arsenal (Underground)



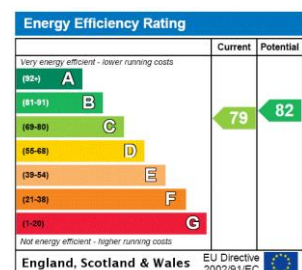
A bright and well proportioned two double bedroom fifth floor apartment, benefitting from two private balconies, superbly positioned for access to Arsenal Underground station. Accommodation is both bright and well balanced and comprises; 2 double bedrooms, family bathroom suite, and a spacious, semi open plan kitchen/reception room which provides access to the apartments 2 private balconies. The property is superbly positioned for access to Arsenal Underground station with trains through the West End. Drayton Park station provides access to Moorgate & the city. The renowned shops of Highbury Barn, which include Godfreys Butchers, la Fromagerie, the fishmongers and Da'Mario Delicatessen, provide superb local shopping, with the supermarket Tesco located on Drayton Park itself. The popular and ever changing amenities of lower Holloway are also within easy reach. The greenery of Highbury Fields can be reached by a pedestrian walkway on Whistler Street. **DECLARATION OF PERSONAL INTEREST:** It should be noted to any potential buyer that the vendor is the wife of an employee of Chestertons. Please note that the current owner owns a 40% share of the property, with the other 60% owned by Newlon housing association, any buyer will be purchasing the full 100% share of the property as the sale will include a simultaneous staircasing to 100%.

Tenure: Leasehold 81 years 8 months

Service Charge: £2966 Based on 100% share

Local Authority: Islington

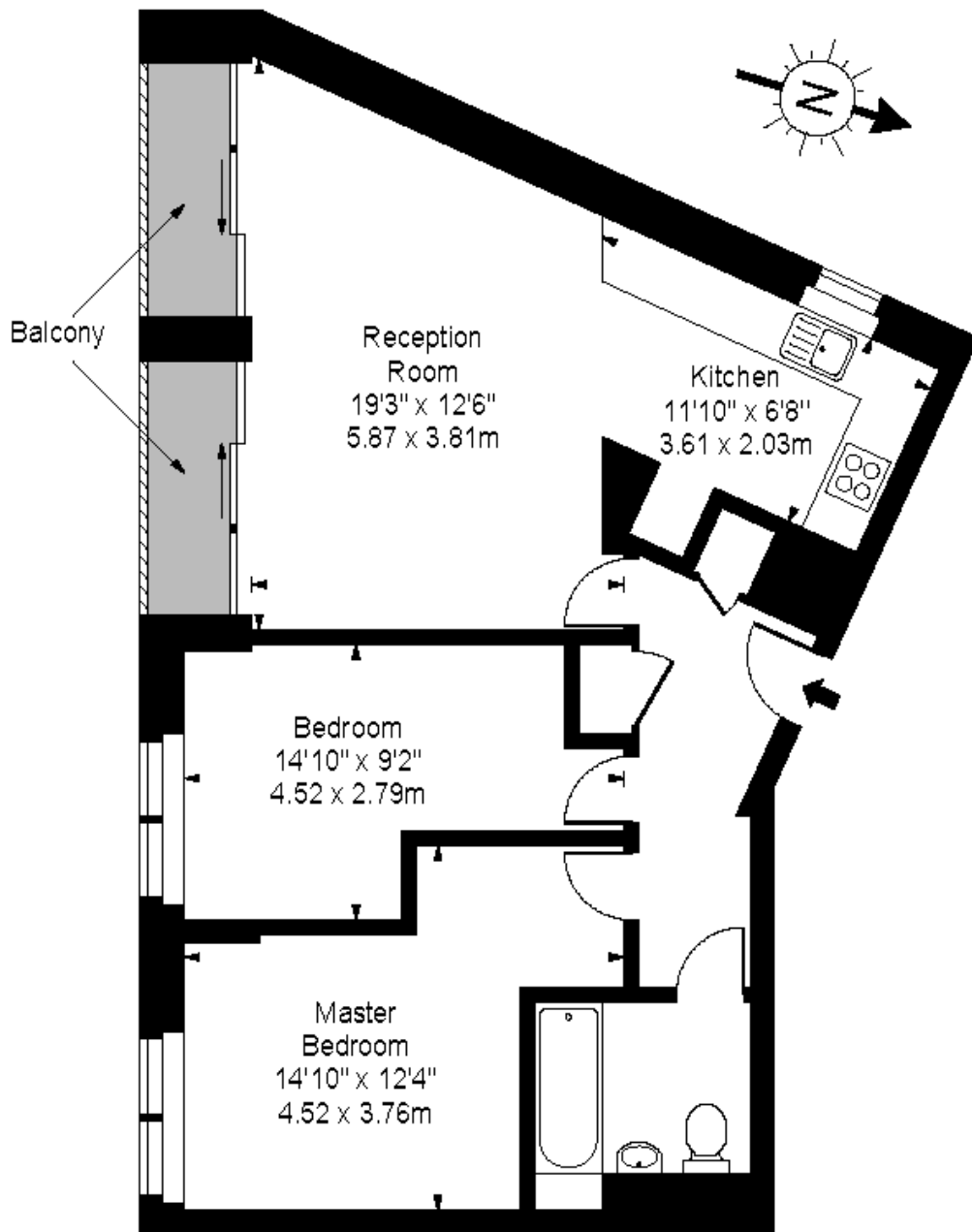
Council Tax Band: D



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Fifth Floor

Approx Gross Internal Area **682 Sq Ft - 63.36 Sq M**

For Illustration Purposes Only - Not To Scale

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