



# Southstand Apartments

Highbury Stadium Square, N5

Asking Price £700,000

An exceptionally large 2 double bedroom apartment set on the ground floor of this landmark development and situated within the South Stand section of Highbury Stadium Square, the former home of Arsenal Football Club.



# Southstand Apartments

## Highbury Stadium Square, N5

- Beautifully presented & spacious 2 double bedroom apartment
- 2 bathrooms
- Secure underground parking space included
- Superb access to Arsenal Underground (Piccadilly Line)





An exceptionally large 2 double bedroom apartment set on the ground floor of this landmark development and situated within the South Stand section of Highbury Stadium Square, the former home of Arsenal Football Club. The property is bright and well-proportioned and comprises; spacious open-plan kitchen/living space with almost 30 ft of living/dining space, access on to the balcony and a fully equipped kitchen. The master bedroom is large with en-suite shower room, built in wardrobes and additional access on to the balcony. The second bedroom comfortably accommodates a double bed with room for additional furniture. It should be noted that the property also comes with a secure allocated parking space. The original listed marble entrance hall to the old East Stand building remains in all its glory and now houses the 24 hour concierge service. The development is set around what is believed to be the largest private communal garden in North London and when looking around one can't help but be drawn back to the nostalgia of Highbury's hey day as a football stadium. Highbury Stadium Square is set in a quiet part of Highbury, away from the hustle and bustle of main roads, yet provides convenient access to the shops of Blackstock Road and Highbury Park, most notably the renowned Godfreys butchers, the Fromagerie and the fishmongers. Arsenal Underground station is only moments away and sits on the Piccadilly Line with links through to the West End. The trains can be found at both Drayton Park and Finsbury Park stations with links to the city and Kings Cross/ St Pancras International.

**Tenure:** Leasehold 235 years 11 months

**Service Charge:** £5514

**Ground Rent:** £450

**Local Authority:** Islington Council

**Council Tax Band:** F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92-100)		
<b>B</b> (81-91)	82	82
<b>C</b> (69-80)		
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

### *Chestertons Islington Sales*

327-329 Upper Street

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London

N1 2XQ

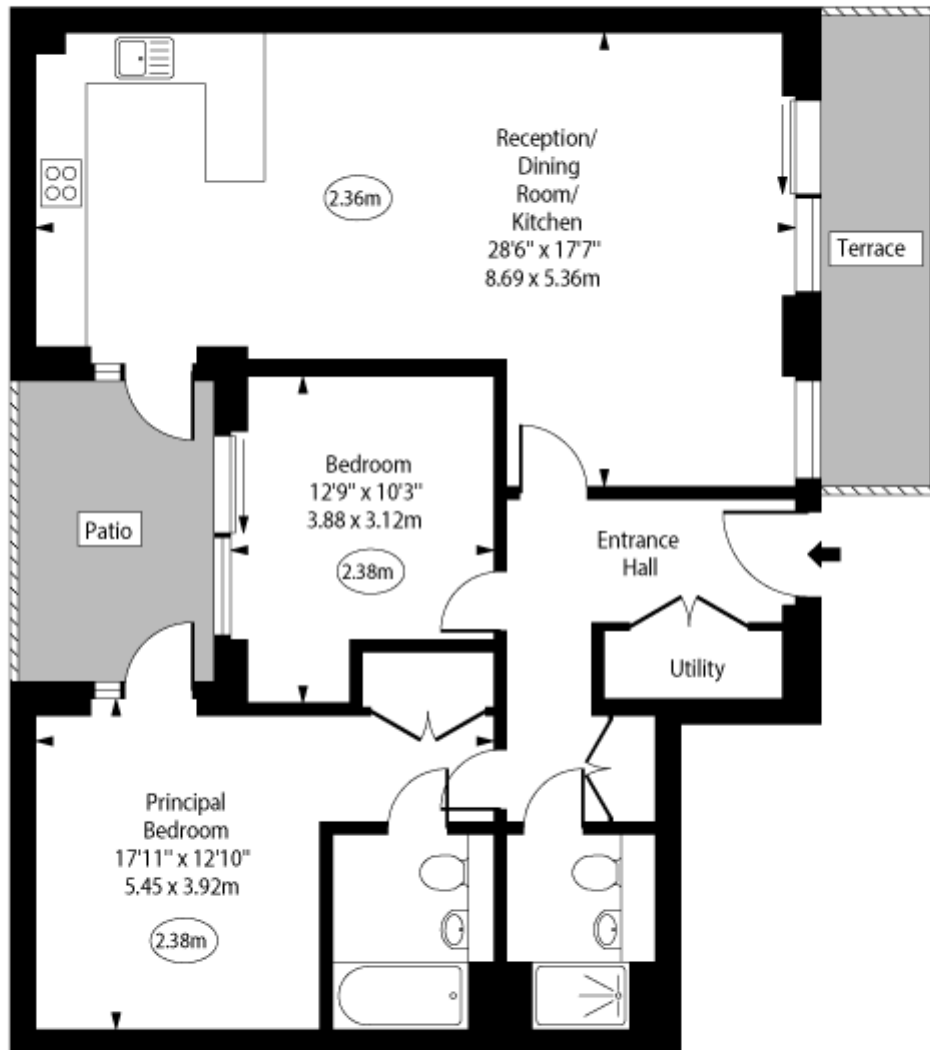
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# Southstand Apartments, Highbury Stadium Square, N5

○ - Ceiling Height



Ground Floor

Approx Gross Internal Area 954 Sq Ft - 88.63 Sq M

For Illustration Purposes Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
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