



Southstand Apartments

Highbury Stadium Square, N5

Guide Price £650,000

A modern and spacious 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

- Spacious apartment
- 2 Fantastic sized double bedrooms
- 2 Bathrooms
- Patio spaces
- Secure underground parking space
- Superb access to Arsenal Underground (Piccadilly Line)



A modern and spacious 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. This well-proportioned ground floor apartment comprises; spacious open-plan kitchen/living space with a fully fitted kitchen and a large living area perfect for entertaining and access to the front patio. The master bedroom is a fantastic size including a en-suite shower room, space for wardrobes and additional access on to the patio space. The second bedroom is spacious with room for a double bed & additional furniture. The property also comes with a secure allocated parking space and 24 concierge in the original listed old East Stand building.

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 10 months

Service Charge: £5674

Ground Rent: £350

Local Authority: Islington Council

Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)	81	81
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Islington Sales

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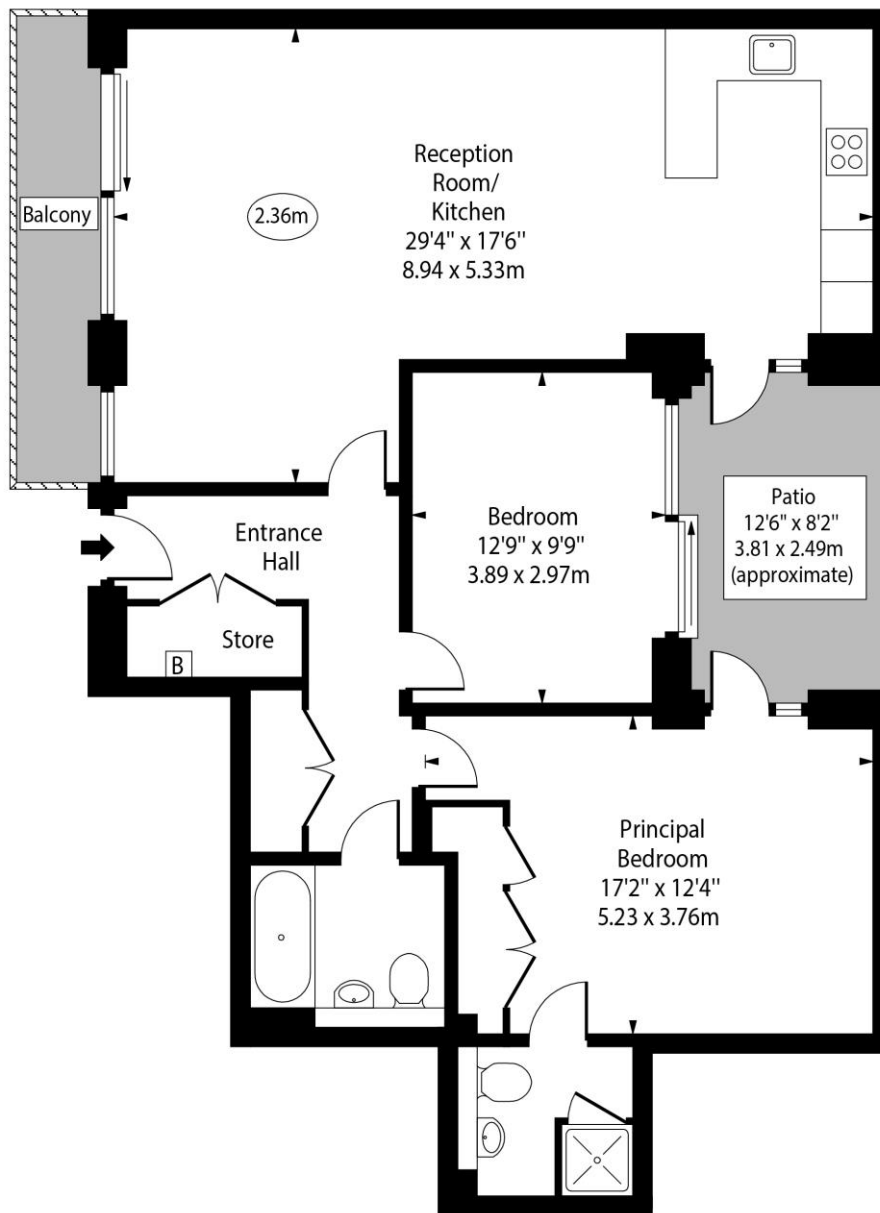
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○ - Ceiling Height



Ground Floor

Approx Gross Internal Area 980 Sq Ft - 91.04 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 026993K

