



Drayton Park

Highbury, N5

Asking Price £750,000

A well presented split level 4 bedroom maisonette boasting over 1000sqft of living space located on the popular Drayton Park which is within a stone's throw away from numerous transport links, shopping facilities, Highbury Barn & Fields

CHESTERTONS



Drayton Park

Highbury, N5

- Split level maisonette
- 4 well proportioned bedrooms
- Open plan reception room
- Shared driveway
- Short distance to transport links & amenities
- No onwards chain



A well presented split level 4 bedroom maisonette boasting over 1000sqft of living space located on the popular Drayton Park which is within a stone's throw away from numerous transport links, shopping facilities, Highbury Barn & Fields.

Set within a handsome period conversion which was completely rebuilt in 2008 to modern building standards this home comprises, an open plan reception and kitchen area perfect for entertaining with a modern kitchen with ample storage space and breakfast bar, two tiled bathrooms set of different floors for convenience, four well proportioned bedrooms that offer fantastic flexible space for all your needs. This home also comes with a shared driveway between the 3 properties in the building.

The property is conveniently located for access to the shops of Highbury Barn, including the renowned Godfreys Butchers, the fishmongers and the Fromagerie, along with the greenery of Highbury Park, the trains and Underground at Highbury & Islington station, Finsbury Park station, Arsenal Underground and Drayton Park station, all providing superb links across London. Arsenal is the closest of the above mentioned Underground stations, with trains on the Piccadilly Line through the Theatre District, Covent Garden, Piccadilly and out to Heathrow. It is worth noting that the Highbury Stadium Square development, formerly home to Arsenal Football Club, houses an all singing, all dancing Fitness First gym, complete with swimming pool. The locally famed hidden gem of Gillespie Park is also easily accessible, offering a local nature reserve in inner city London.

Tenure: Leasehold 146 years 1 months

Service Charge: £2457 £2457 covers the full 50% contribution of buildings insurance

Ground Rent: £0

Local Authority: Islington Council

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	71 C
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

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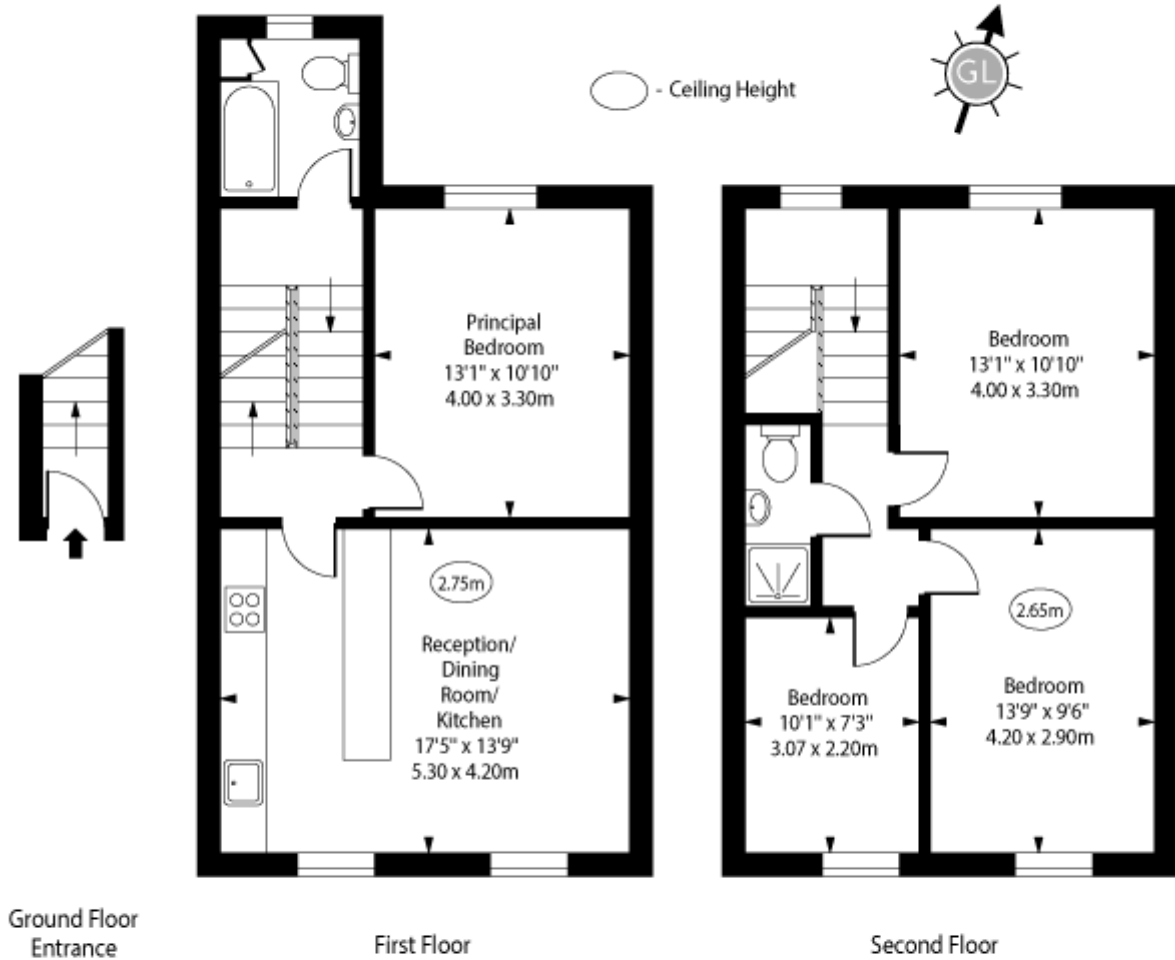
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Approx Gross Internal Area 1015 Sq Ft - 94.30 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

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