

# hotblack desiato

RESIDENTIAL CONSULTANTS

STAVORDALE ROAD, N5 1NE

£450,000



This top floor flat is located on a quiet road set back from busy Drayton Park yet offering the owner excellent transport links to the City. Highbury Barn is a short walk away with its eclectic array of shops and amenities, and Highbury Fields is also within easy reach. The property has been fully refurbished by the current owners over the last few years and offers a light, airy and quiet home in a superb location.

- TOP FLOOR FLAT
- ONE BEDROOM
- LIVING ROOM
- SEPARATE KITCHEN
- BATHROOM
- Leasehold: 87 Years Remaining
- Service Charge: £860pa
- Ground Rent: £100pa
- Council Tax: £1,276 (Band D)
- Approx. Sq Ft: 538 sq ft
- Rental Estimate: TBC

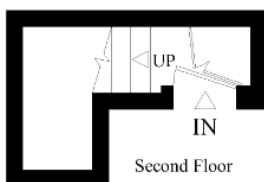


Stavordale Road N5  
Gross Internal Area:  
50 Sq. metres  
538 Sq.feet

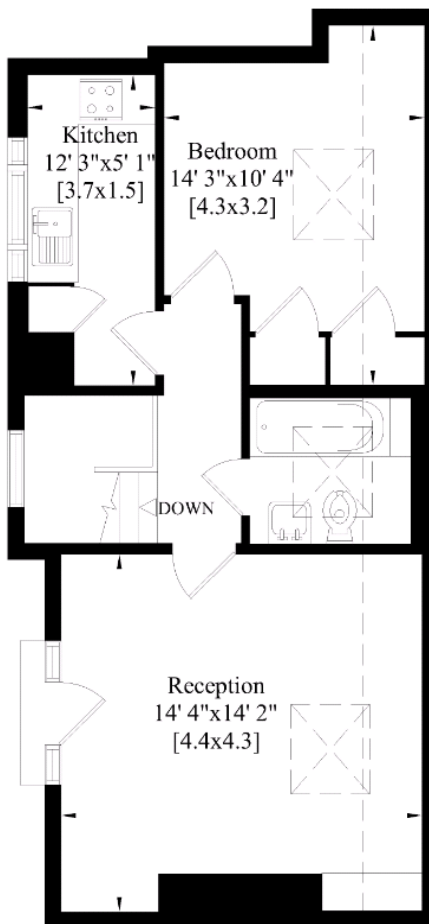


### Third Floor

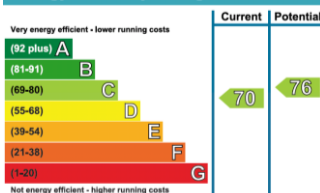
Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate. For identification purposes only. Not to scale.

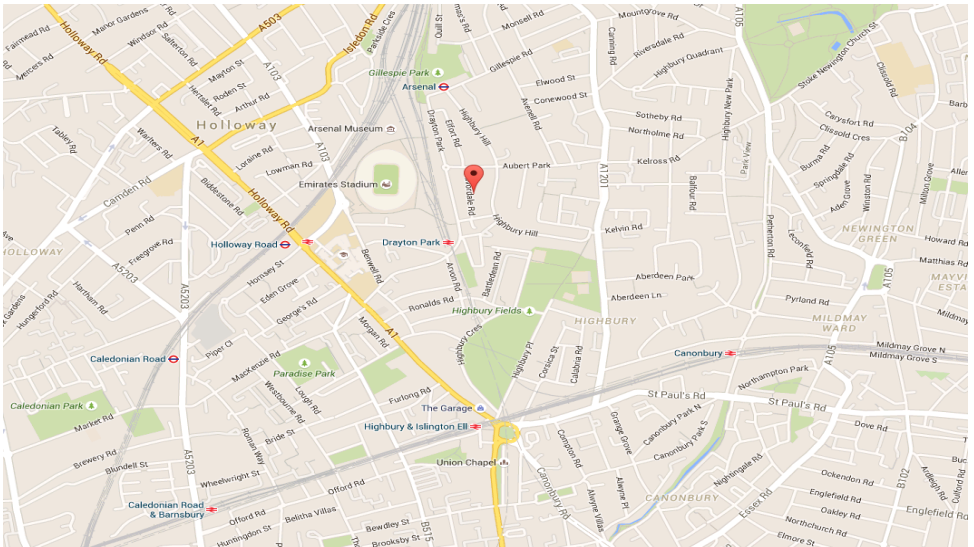


### Second Floor



### Energy Efficiency Rating





## TRANSPORT LINKS

Drayton Park (Overground line) is a 5 minute walk away.

Highbury & Islington (Victoria & Overground lines) is a 15 minute walk away.

A range of buses run nearby including the 19, 4, 236, 73, 43, 217 and 263.

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