



Drayton Park, N5 1DU

£575,000
Leasehold



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Welcome to your wonderful new home in Drayton Park! This spacious and bright corner flat benefits from a large open-plan living area and kitchen, two double bedrooms and two bathrooms spanning 818 sqft / 76 sqm of internal space. Set at the rear of this secure development, the flat enjoys a light-filled private patio and only one adjoining neighbour to the left. The master bedroom features an ensuite bathroom, and both double bedrooms include built-in cupboards. The wide hallway benefits from a large utility cupboard, perfect for additional "out of sight" storage space.

Drayton Park developments is superbly located in-between Arsenal underground and Drayton Park overground station allowing direct transport links into the City, King's Cross St. Pancras and Heathrow Airport, Enjoy being minutes away from the cafés, pubs and parks of Highbury Fields, as well as a short walk away from the restaurants of Holloway Road and fashionable Upper Street.

- 818 sq ft / 76 sq m
- Bright and Spacious Living Area
- Two Double Bedrooms
- Two Bathrooms
- Lovely Private Patio
- Lease remaining: 980 yrs
- Service Charge: £1994 p.a
- EPC Rating - C





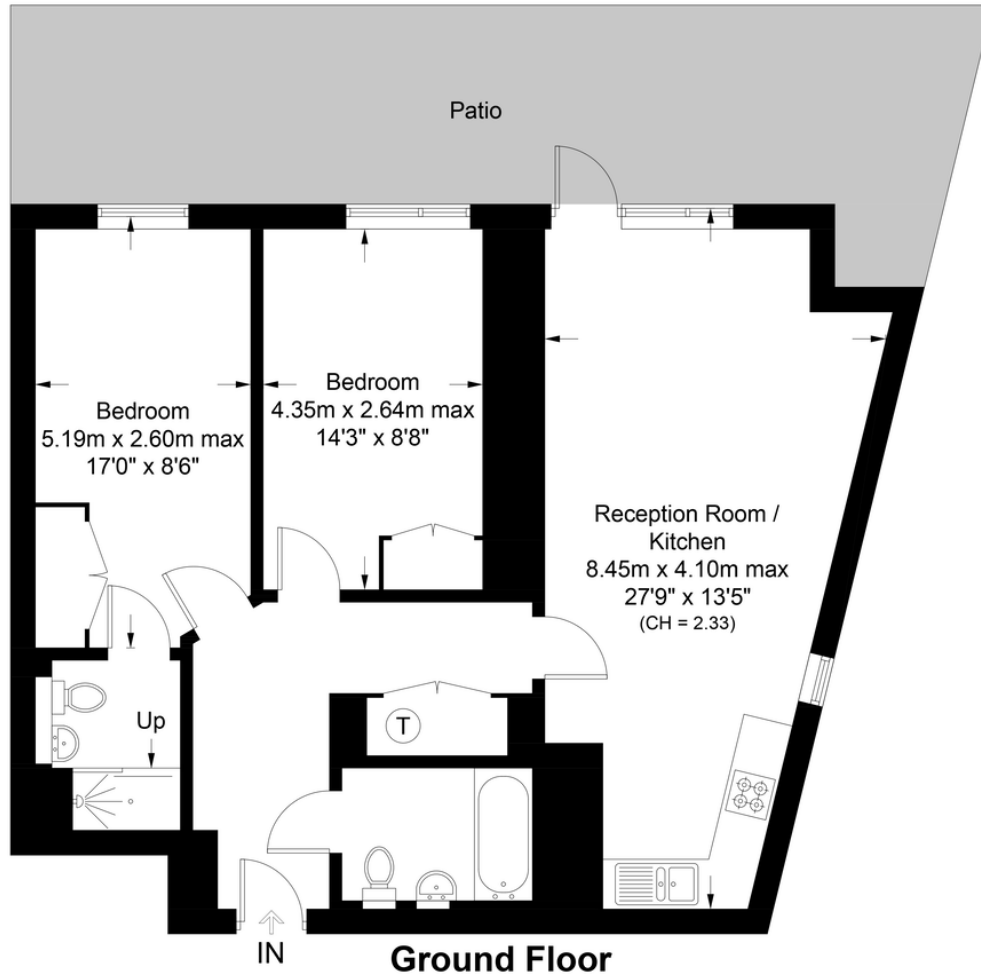


Drayton Park, N5

Approximate Gross Internal Area = 818 sq ft / 76 sq m

DAVID ANDREW

your most valuable asset



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1091482)

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Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

DA



Certified Property Measurer