



## Drayton Park

£575,000 Leasehold



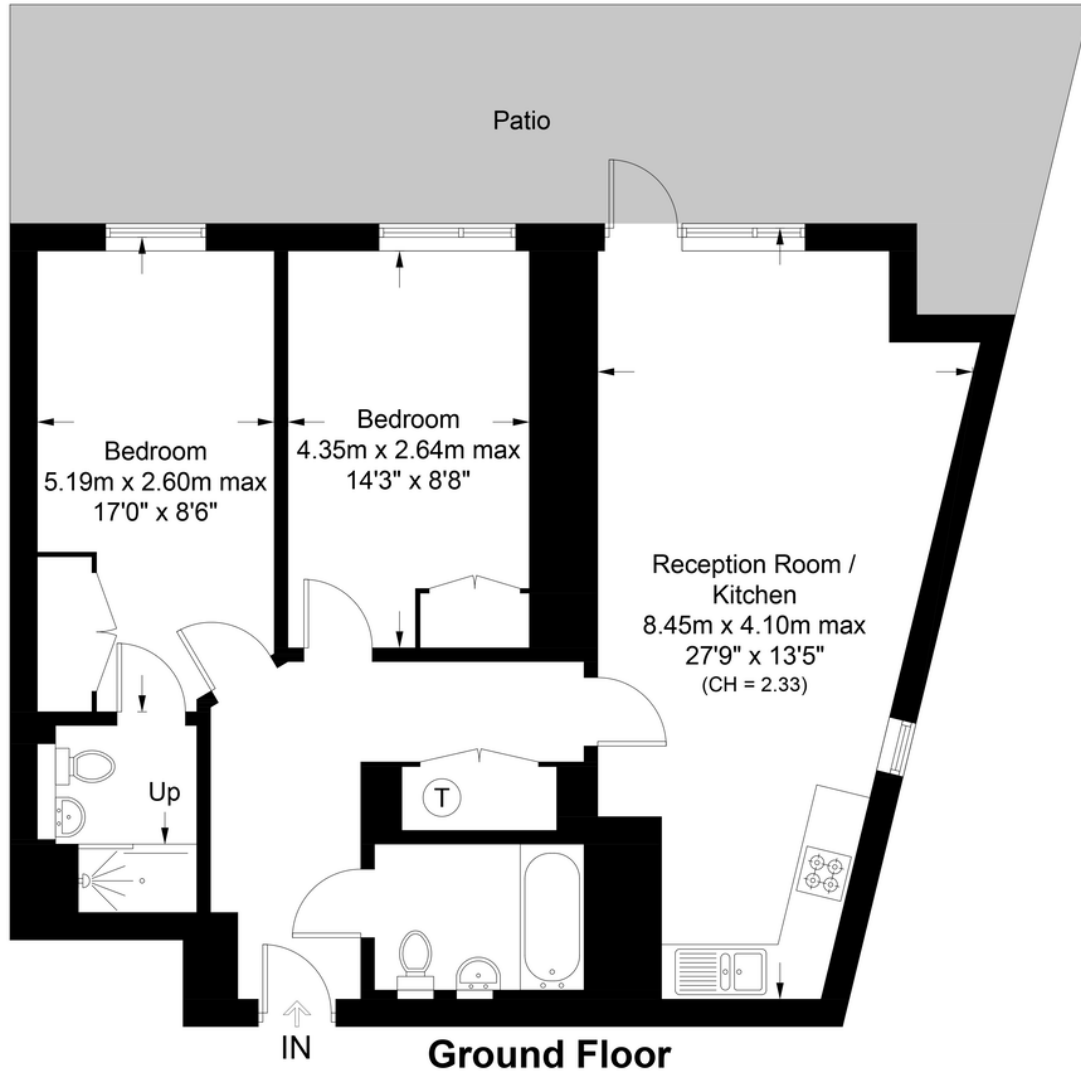
Welcome to your wonderful new home in Drayton Park! This spacious and bright corner flat benefits from a large open-plan living area and kitchen, two double bedrooms and two bathrooms spanning 818 sqft / 76 sqm of internal space. Set at the rear of this secure development, the flat enjoys a light-filled 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.

- 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

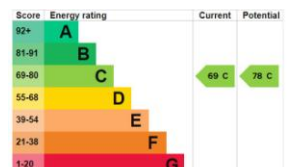
Approximate Gross Internal Area = 818 sq ft / 76 sq m



**Certified  
Property  
Measurer**

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)

**DAVID  
ANDREW** | your most valuable asset



**Agent's Note:**  
Whilst Care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations of statement or fact. Prospective applicants must make and rely upon their own enquiries and those of their professional representatives. The company accepts no liability for any error contained in these particulars.

### Archway office

671 Holloway Road  
London, N19 5SE

T (0)20 7619 3750  
E archway@davidandrew.co.uk

### Highbury office

90 Highbury Park  
London, N5 2XE

T (0)20 7354 9111  
E highbury@davidandrew.co.uk

### Stroud Green office

167 Stroud Green Road  
London, N4 3PZ

T (0)20 7281 2000  
E stroudgreen@davidandrew.co.uk