



Drayton Park, N5 1BF

£600,000
Leasehold



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Introducing a fantastic fourth-floor flat with unobstructed views of the leafy hills of Highbury. Enjoy a large & wonderful sun-filled terrace that opens up from the living room as well as the master bedroom. The flat is in excellent condition, featuring two bright double bedrooms and two newly refurbished bathrooms, one of which is an ensuite. The flat has air conditioning installed and includes underground secure parking within the development. The flat is being sold chain-free.

The flat is superbly located in between Arsenal Underground (Piccadilly Line) and Drayton Park Overground station allowing fantastic 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.

- 702 sq ft / 65.2 sq m
- South Facing, A+ Condition
- Two Double Bedrooms
- Two Spacious Bathrooms
- Large Terrace (250sqft / 23sqm)
- Includes Secure Underground Garage
- Service Charge ~ £2000 (2024)
- Lease remaining: 980 years





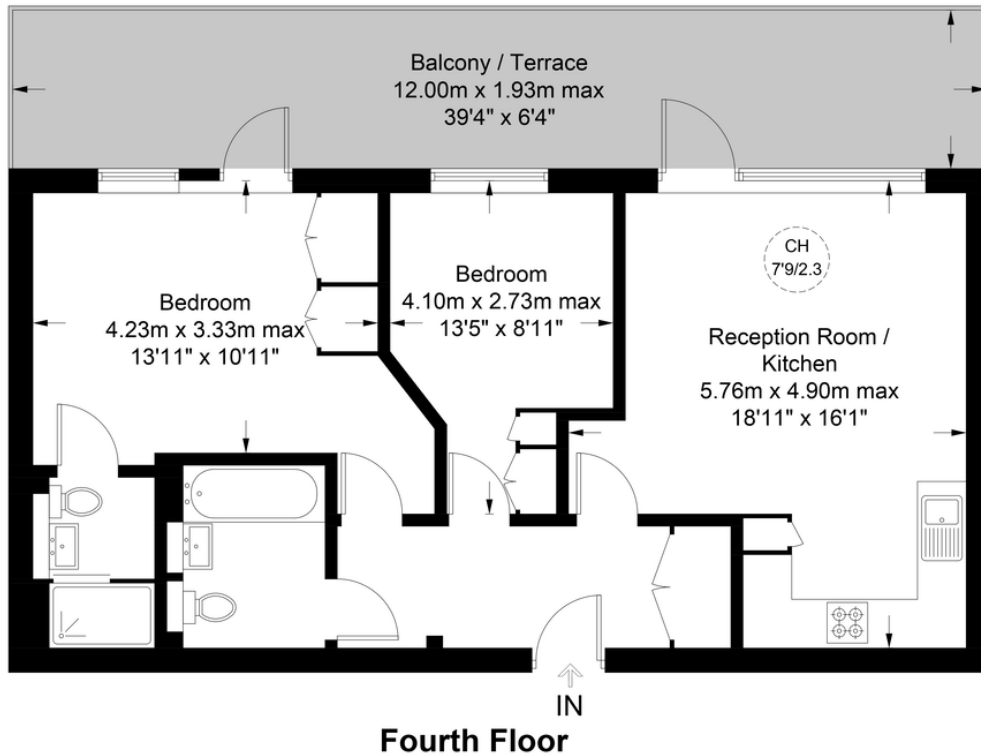


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Approximate Gross Internal Area = 702 sq ft / 65.2 sq m
(Excluding Undercover Secure Garage)

Undercover
Secure Garage

(Not Shown In Actual
Location / Orientation)



DAVID ANDREW

your most valuable asset

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



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. (ID1098028)

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