



Drayton Park, N5 1LX

Asking Price Of £575,000
Leasehold



Drayton Park

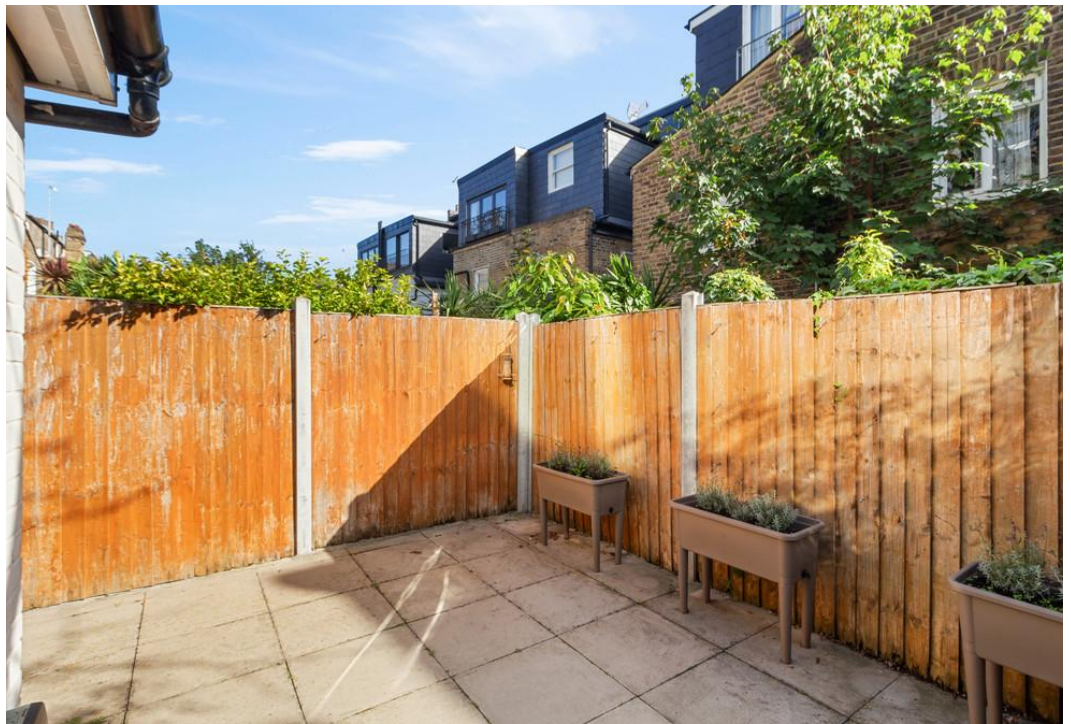
Asking Price Of £575,000

Leasehold

A very well-presented two bedroom garden flat within an attractive period property in leafy Highbury. The flat is modernised to a high standard and beautifully finished throughout, the accommodation offers two spacious bedrooms, a family bathroom, and a 411 sqft basement that has the potential to be developed into two additional bedrooms subject to planning. The property also features a modern kitchen and a reception area with large glass French doors opening out to a secluded private garden, all forming the perfect space for entertaining guests.

The property is located on Drayton Park, which is very well located for the local amenities of Highbury, and it is within walking distance of four local parks including the delightful green spaces of Clissold Park & Highbury Fields. Excellent transport links are provided via Drayton Park Station (National Rail), Arsenal (Piccadilly) & Highbury & Islington (Overground, Victoria Line and National Rail).

- Two double bedrooms
- Lovely Private Garden
- 560 sqft / 52sqm
- Additional 411sqft of basement
- Lease remaining: 110 years
- Excellent Location + Transport Links
- Close To Four Local Parks
- Development potential STPP

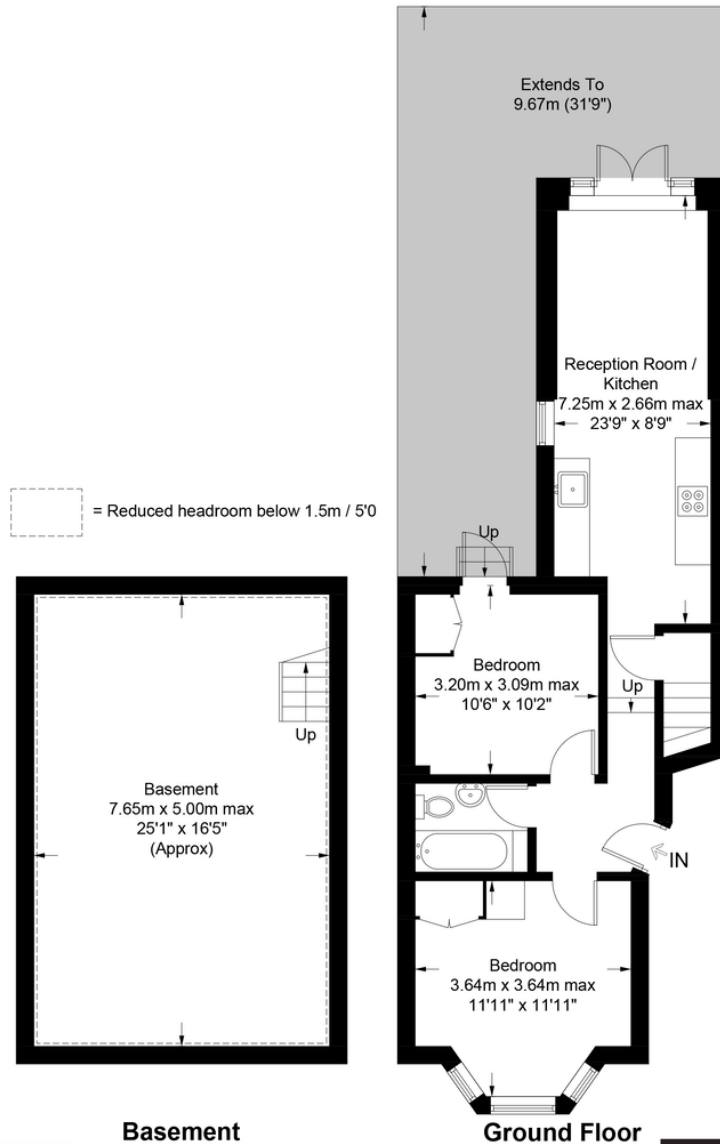






Drayton Park, N5

Approximate Gross Internal Area = 560 sq ft / 52.0 sq m
Reduced Headroom / Basement = 411 sq ft / 38.2 sq m
Total = 971 sq ft / 90.2 sq m



Basement

Ground Floor

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. (ID1126099)



Certified Property Measurer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 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.

