



**1a Vale Row, London**

In Excess of **£350,000**

**DAVID  
ANDREW**

your  
most  
valuable  
asset



# 1a Vale Row

London, London

A well-proportioned one bedroom, ground-floor apartment situated off Gillespie Road, N5. The internal space comprises a well-equipped kitchen, good size reception room leading on to a private courtyard and has 398.70sqft/37.04sqm of living space. In addition, there is a good size bedroom and off street parking. Vale Row is conveniently located moments from Highbury Barn / Highbury Fields and is in close proximity to a wide variety of local shops, cafes & restaurants. The property is well served by excellent transport links, including Arsenal (Piccadilly Line), Finsbury Park (National Rail & Underground services), plus several well-connected local bus routes.

Council Tax band: TBD

Tenure: Leasehold

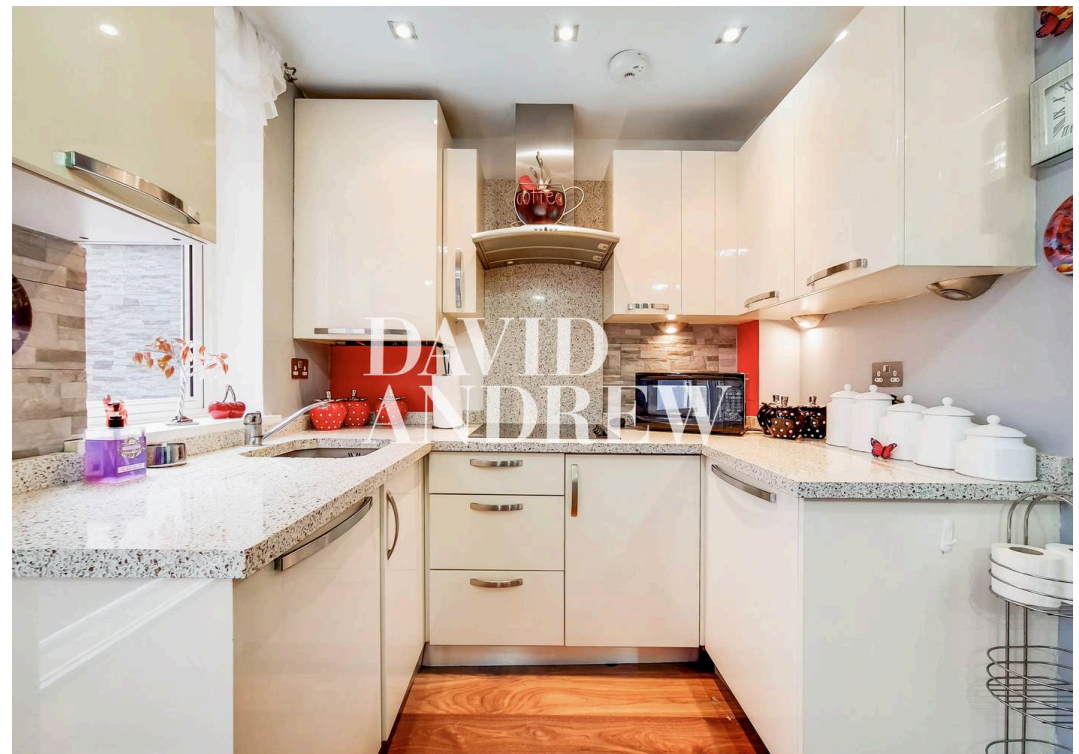
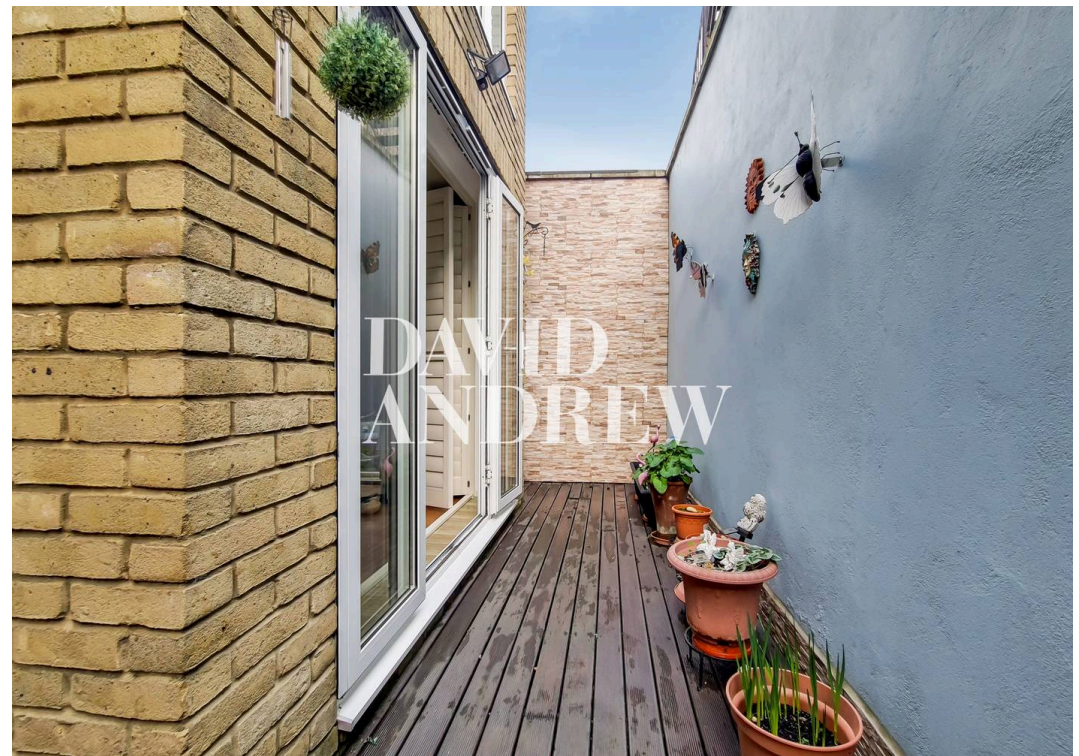
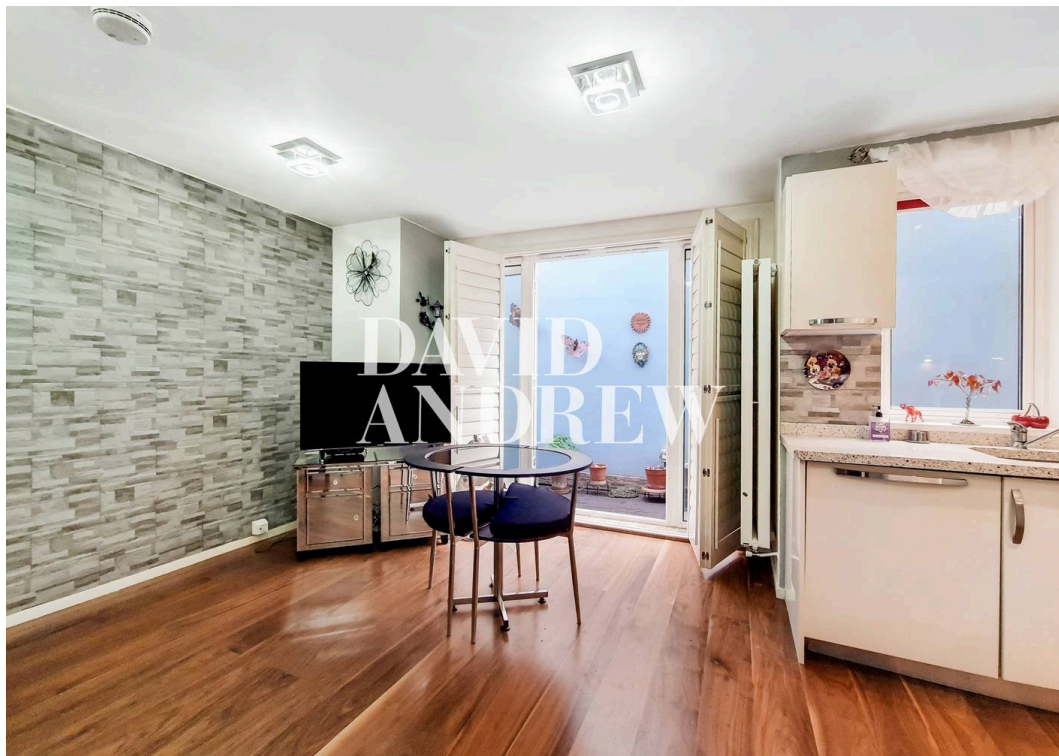
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

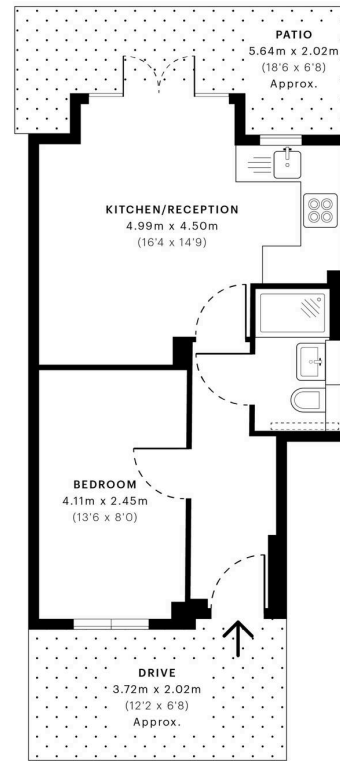
- One Double Bedroom
- Private Courtyard
- off Street Parking
- 398.80sqft/37.03sqm
- Good Transport Links
- Great Location
- Epc Rating C
- Close to Clissold Park











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Spec Verified floor plans are produced in accordance with:  
Royal Institution of Chartered Surveyors' Property Measurement Standards.  
Plans and graphics are illustrative only and excluded from all area calculations.  
Due to rounding, numbers may not add up precisely.  
All measurements shown for the individual room lengths and widths  
are the maximum points of measurements captured in the scan.

PHYS. RESIDENTIAL: 37.04 sqm / 398.70 sqft  
PHYS. RESIDENTIAL: 35.37 sqm / 380.72 sqft

spec id: 563a43a5f5de3cd0de5378a33

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a viewing

