



Drayton Park, N5 1DH  
£400,000

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most  
valuable  
asset



## Drayton Park, N5 1DH

Introducing a spacious and bright one-bedroom flat set on the first floor of a secure, modern building with convenient lift access. Generously proportioned at 653 sqft (60.7 sqm), you'll enjoy a well presented and sizeable open-plan living space and kitchen with integrated appliances. The flat features large floor-to-ceiling windows, large double bedroom, along with a modern bathroom—making it an ideal home for first-time buyers, buy-to-let investors, or those seeking a London home base. This flat is completely move-in ready, featuring modern finishes throughout. The bathroom is generously sized, and includes a bath and shower.

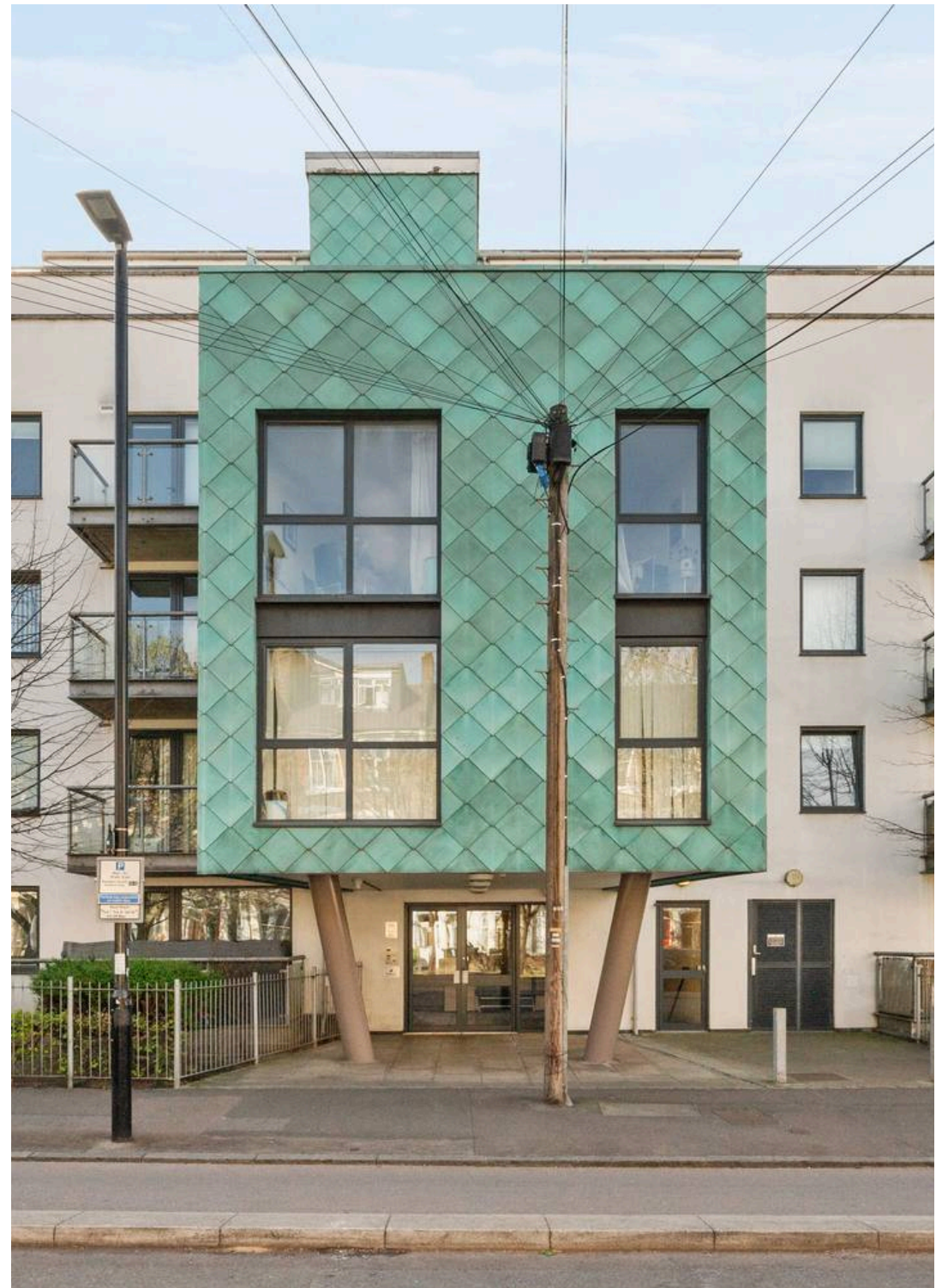
Superbly situated between Arsenal Underground (Piccadilly Line) and Drayton Park Overground, the property offers excellent direct transport links into the City, King's Cross St. Pancras, and even Heathrow Airport. Residents will also enjoy being just minutes from the green open spaces of Highbury Fields, local cafés and pubs, and within easy walking distance to the buzzing restaurants of Holloway Road and the boutiques and nightlife of fashionable Upper Street.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- 653sq ft / 60.7 sq m
- One Double Bedroom
- Open Plan Kitchen
- Modern Reception Room
- Building Insurance £1,621.47 p.a
- Amazing Transport Links
- Service Charge £1,469.64 p.a
- Ground Rent £100 p.a











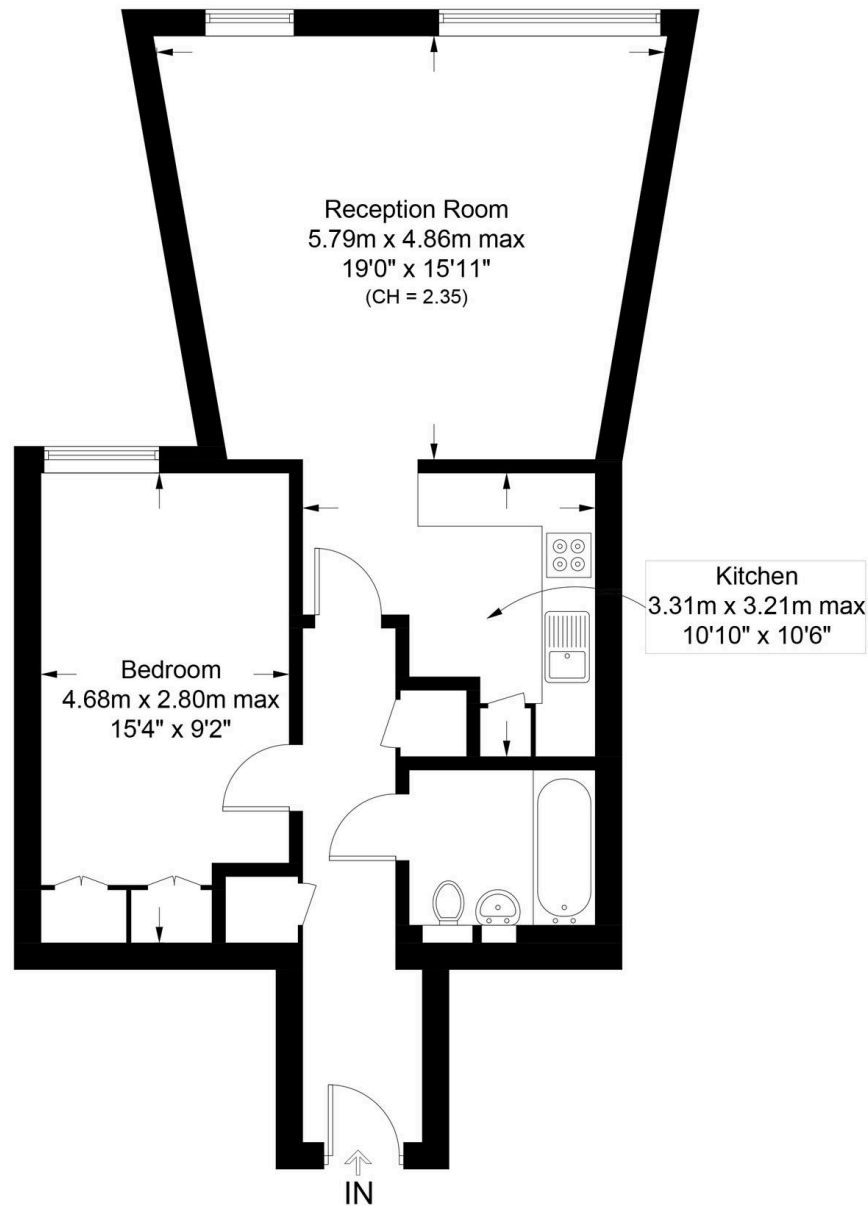




## Drayton Park, N5

Approximate Gross Internal Area = 653 sq ft / 60.7 sq m

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### First Floor

scan to book  
a viewing



**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. (ID1188143)

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as been exercised in the  
of these particulars,  
out the property must not be  
as representations of  
fact. Prospective applicants  
and rely upon their own  
those of professional  
s. David Andrew Estates  
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in these particulars.

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**safeagent**