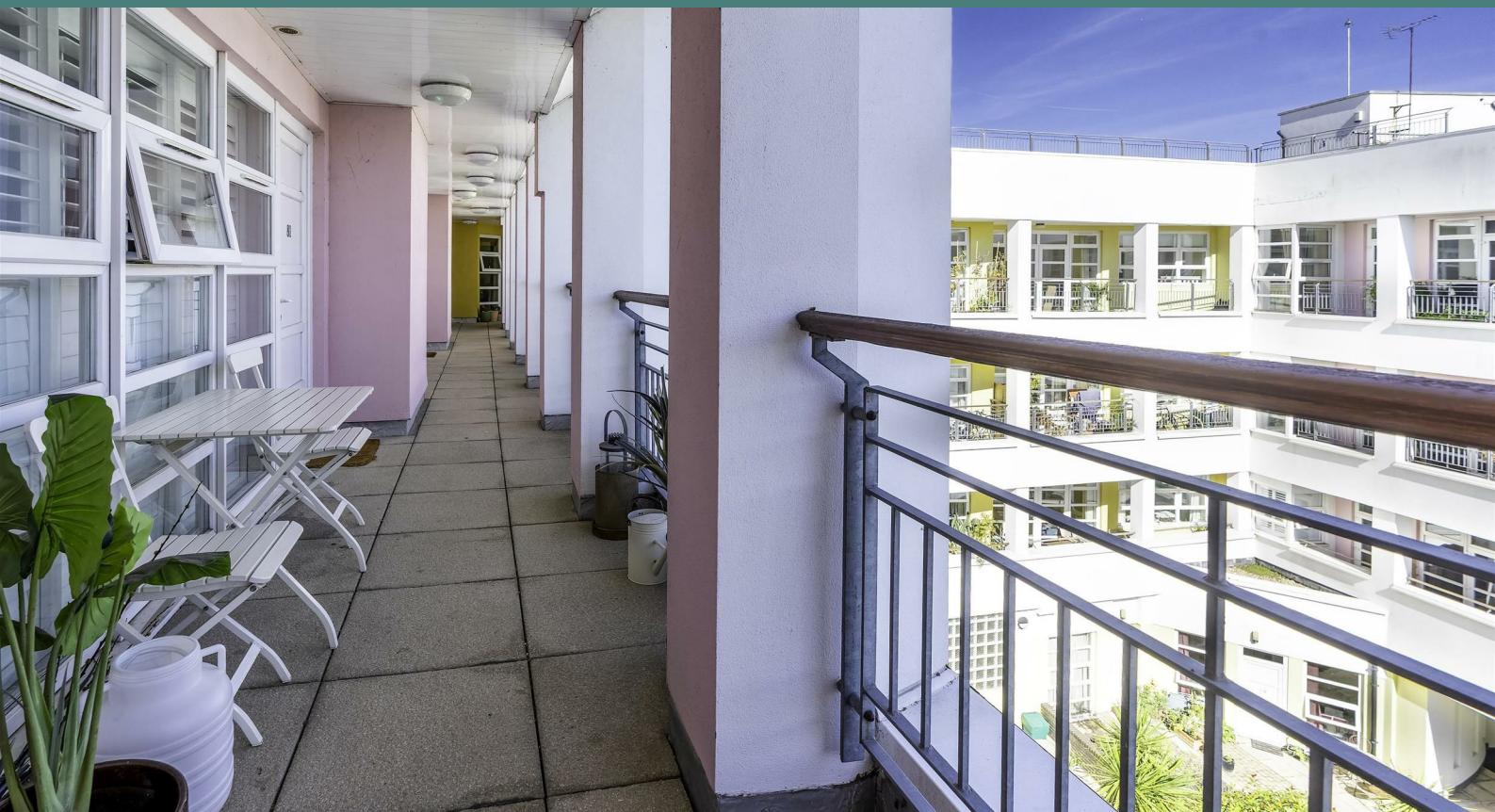




ISLINGTON PROPERTIES



## Drayton Park

Islington, N5

£470,000

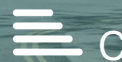
Leasehold

Well proportioned two bedroom, two bathroom flat located in this well regarded development in Drayton Park, located close to Drayton Park station, with frequent trains to Moorgate, and Holloway Road underground station (Piccadilly Line), with direct connections to the West End. The flat is close to local amenities and benefits from use of the tranquil communal courtyard garden and the extensive communal roof terrace that offers 360 degree views across London. Offered with no onward chain.

- Two Double Bedrooms
- Two bathrooms - one ensuite
- Chain free
- Concierge service
- Close to Highbury Fields
- Large reception room with floor-to-ceiling windows
- Benefits from a lift
- Bright and airy
- Council Tax: Band E

### Viewing

Please contact our Upper Street Office on 020 7871 4444 if you wish to arrange a viewing appointment for this property or require further information.



**Additional Information**

Lease Term: 999  
 Date of Lease Commencement: 01.06.1998  
 Service Charge: Approx: £3,905.45  
 Service Charge Review Period: Annually  
 Ground Rent: Approx: £670  
 Ground Rent Review Period: Every 21 years  
 Heating: Electric Heating  
 Electricity: Mains  
 Water: Mains  
 Sewerage: Main Drain  
 Broadband: Likely speeds Standard, Superfast & Ultrafast (Ofcom)  
 Mobile Signal/Coverage: Likely good Indoor and Outdoor for EE, Three, O2 & Vodafone (Ofcom)  
 Parking: None

**Floor Plan**

Drayton Park N5  
 Gross Internal Area:  
 66 Sq.meters - 712 Sq.feet

ISLINGTON PROPERTIES

Reception/  
Dining Area  
15' 11"x13' 1"  
[4.8x4.0]

Kitchen  
8' 7"x6' 2"  
[2.6x1.9]

Bedroom  
13' 10"x11' 6"  
[4.2x3.5]

Bedroom  
10' 3"x8' 11"  
[3.1x2.7]

Third Floor

Prepared for Islington Properties Estate Agents www.islingtonproperties.com #islingtonpropertiescom  
 #toilet #2bedroom To Let 2 Bedroom Flat Drayton Park Highbury & Islington London N5.  
 Whilst every attempt has been made to ensure the accuracy of this Lettings floor plan measurements of doors, windows, rooms & Sq.footage are approximate.  
 For Identification Purposes only. The actual property will vary. Price on application for a 90 day Licence to use this plan ©19092025. Not to scale.  
 Photography, Drone, Floor plan, Virtual Tours, Inventory, Video & EPC's by www.steele.london  
 email. patricia@steele.london #wwwsteelelondon Tel. 07847219401 - Tel. 07913 296114

**Area Map**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	<b>76</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Council Tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your solicitor prior to exchange of contracts.