



Drayton Park, N5 1LX

Guide Price **£750,000**

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Introducing a large and well-presented split-level flat in Highbury spanning 998 sq ft / 92.7 sq m, arranged over the first and second floor of an attractive period conversion with direct access to a lovely shared garden. The property benefits from a large and sun-filled reception room, a separate and spacious dine-in kitchen and a modern bathroom. Both bedrooms are very well proportioned, and the property throughout boasts beautiful period features including high ceilings, new double glazed sash windows, ornate cornicing, feature fireplace and exposed brickwork. The property also enjoys direct access to a shared and well-maintained garden, a perfect outdoor setting for entertaining and relaxing.

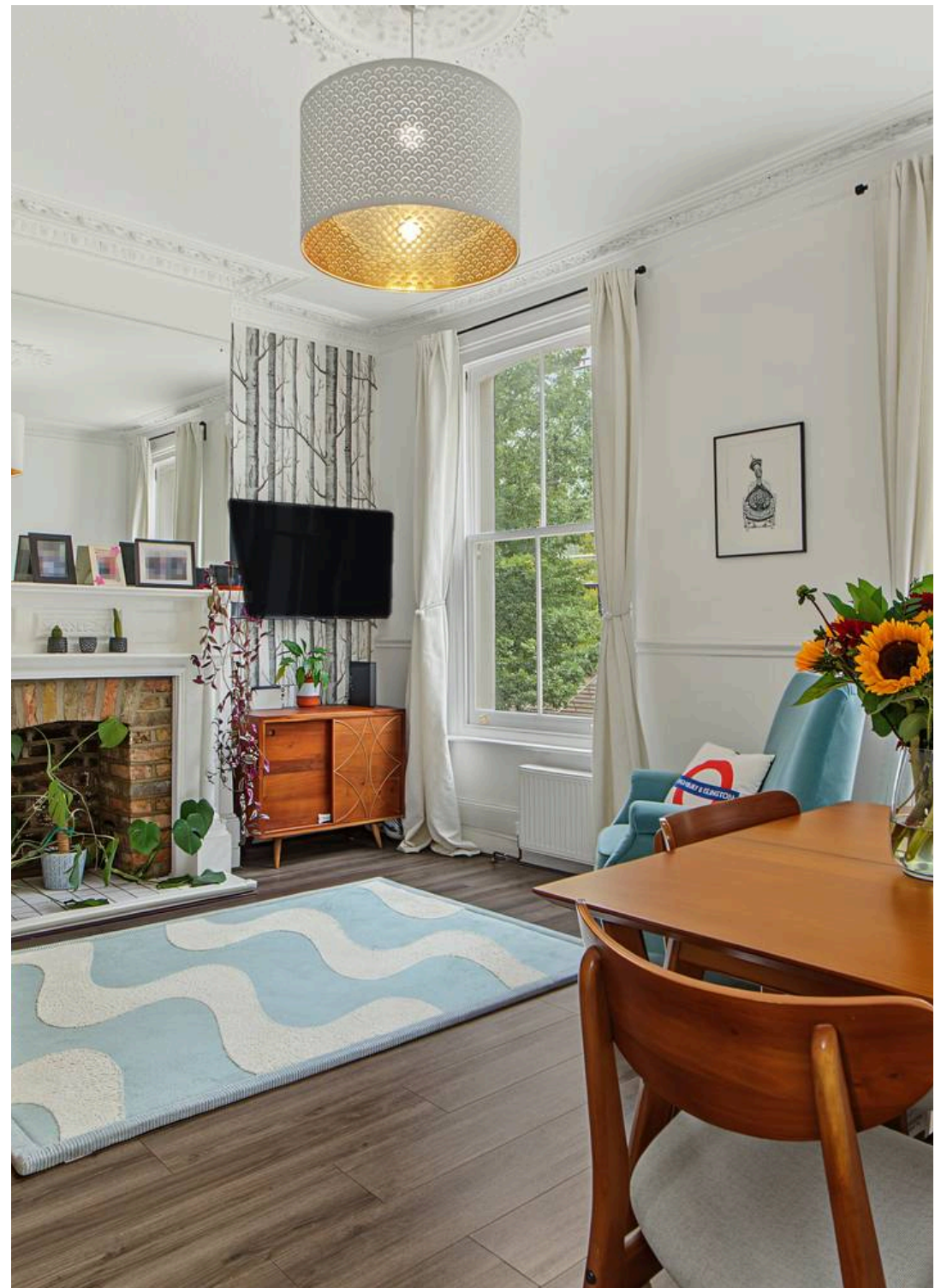
The flat is superbly located in between Arsenal Underground (Piccadilly Line) and Drayton Park Overground station allowing fantastic direct transport links into the City, King's Cross St. Pancras and Heathrow Airport. Enjoy being minutes away from the cafés, pubs and parks of Highbury Fields, as well as a short walk away from the restaurants of Holloway Road and Upper Street.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- Two double bedrooms
- 998 sq ft / 92.7 sq m
- Communal garden shared with one other flat
- Period conversion
- Split level property with beautiful period features throughout
- Generously Sized Reception Room / Kitchen
- Amazing transport links including Drayton Park, Highbury & Islington and Arsenal Underground
- Located moments from cafés, pubs and green spaces of Highbury Fields, as well as a range of local amenities





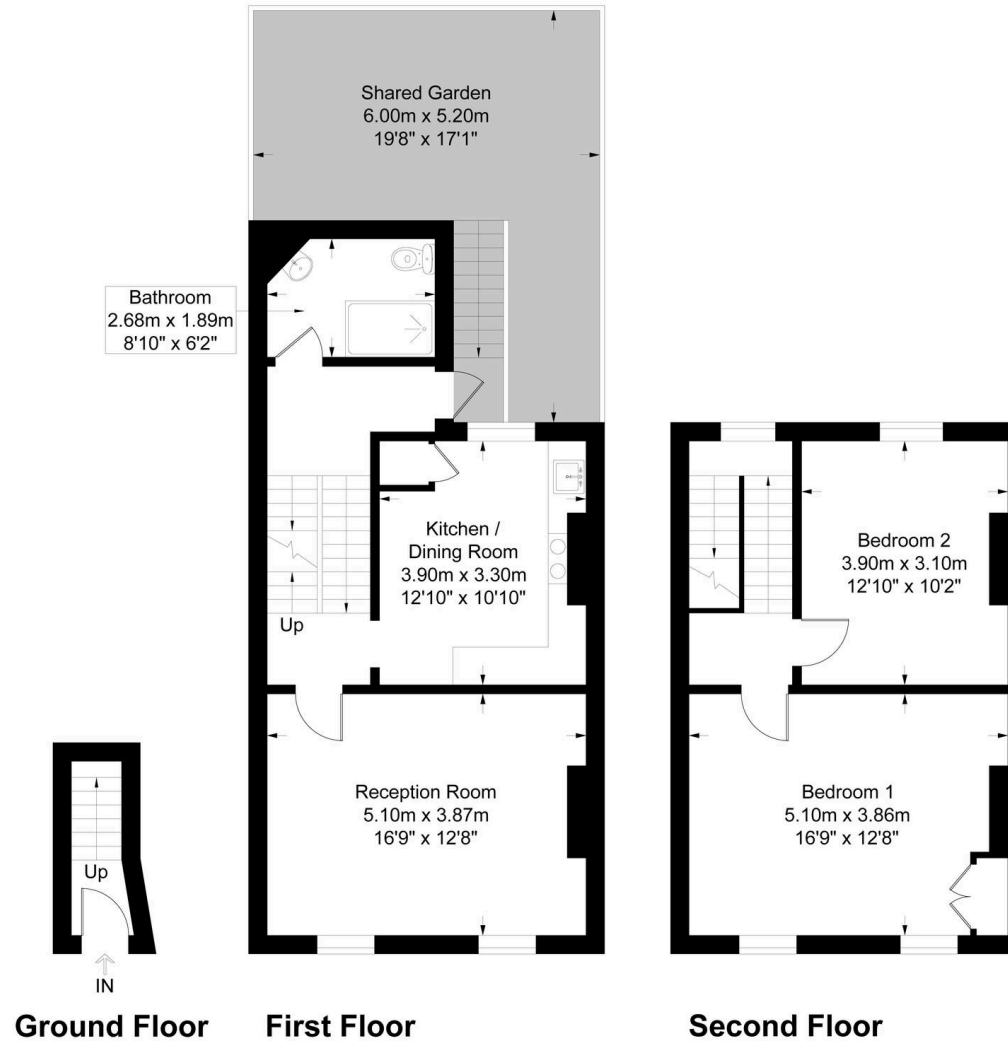




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Approximate Gross Internal Area = 998 sq ft / 92.7 sq m

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Highbury Office

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Finsbury Park Office

167 Stroud Green Road
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T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222

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 decision reliant upon them.

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