



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.



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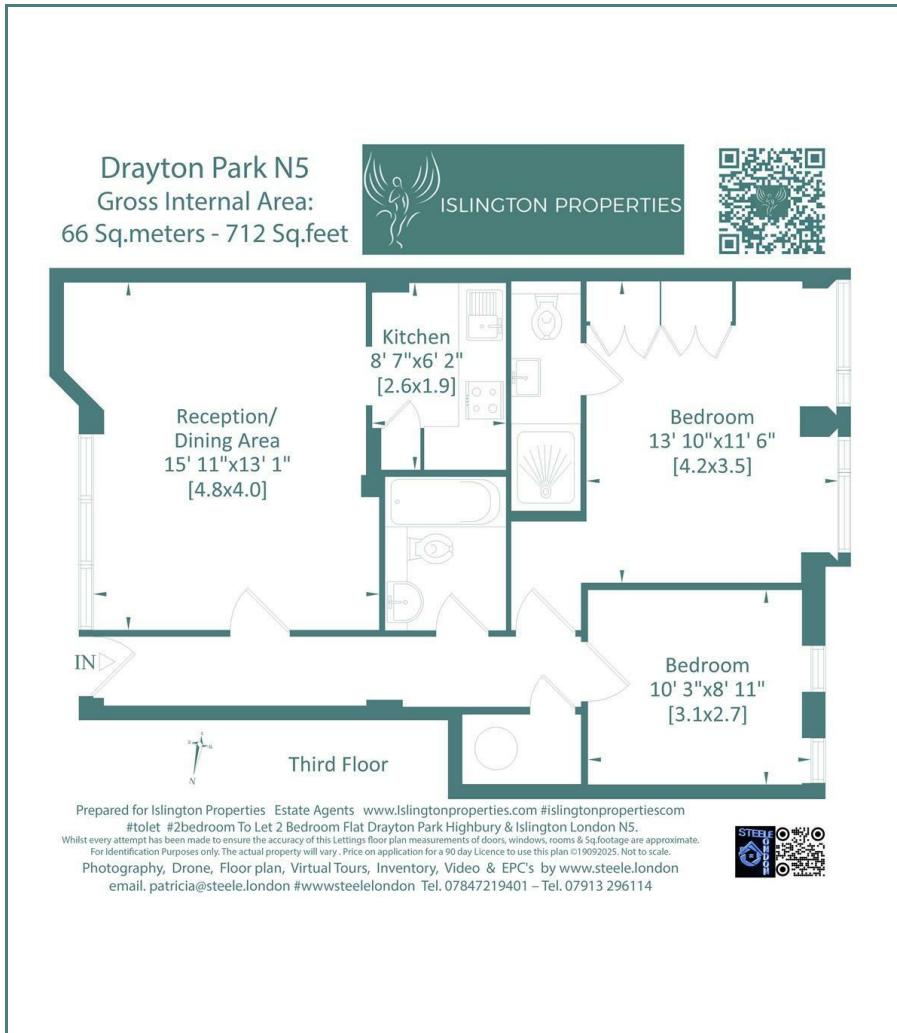


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## Additional Information

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

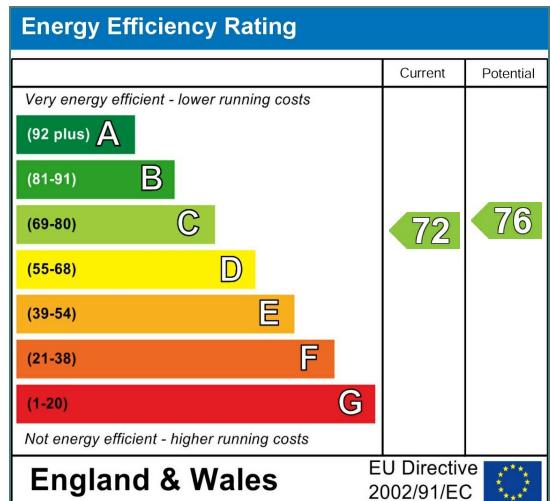
## Floor Plan



## Area Map



## Energy Efficiency Graph



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