



Total Area: 78.3 m² ... 843 ft²
All measurements are approximate and for display purposes only

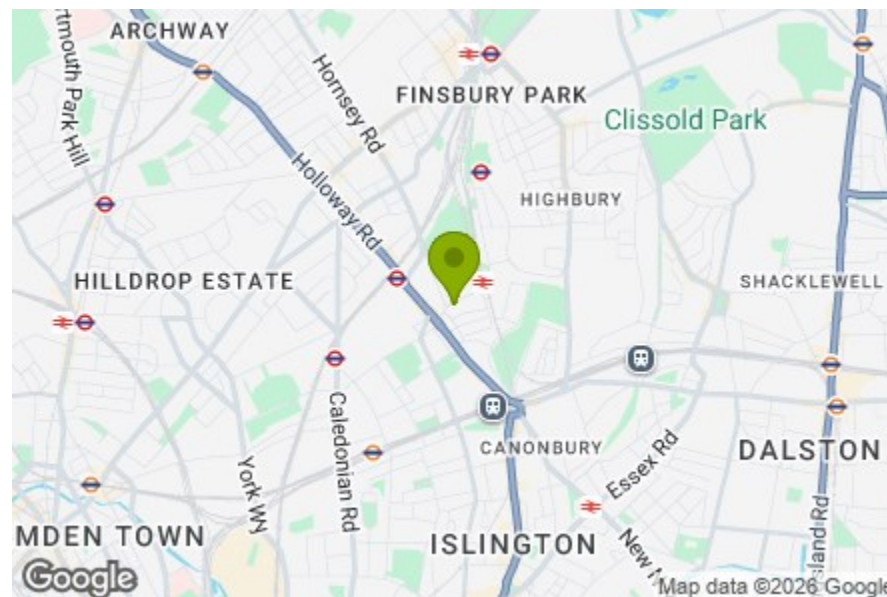
Kitchen / Dining / Reception Room
21'3" x 20'4"

Bedroom
10'3" x 10'10"

Bedroom
10'2" x 13'0"

Ensuite
6'9" x 4'7"

Bathroom
5'9" x 7'4"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	82
		EU Directive 2002/91/EC	



DRAYTON PARK, HIGHBURY

Offers In Excess Of £700,000 Share of Freehold
2 Bed Flat



Features:

- Two Bedrooms
- First Floor Flat
- Open Plan Kitchen Living Area
- Communal Garden
- Parking Space
- Share of Freehold
- Short Walk to Holloway Road
- Moments From Drayton Park Station

Set on the first floor of a modern development just moments from Drayton Park Station, this beautifully presented two bedroom apartment offers bright, generous living space in a superb N5 location. Tucked away on a low traffic neighbourhood street, it enjoys a surprisingly peaceful setting while remaining within easy reach of Holloway Road, Highbury Fields and the cafés, restaurants and independent shops of Upper Street. A well-kept communal garden provides a welcome green retreat close to home.

REQUEST A VIEWING
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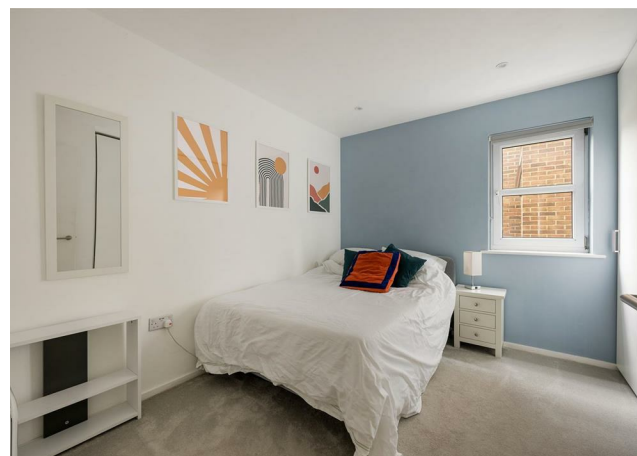
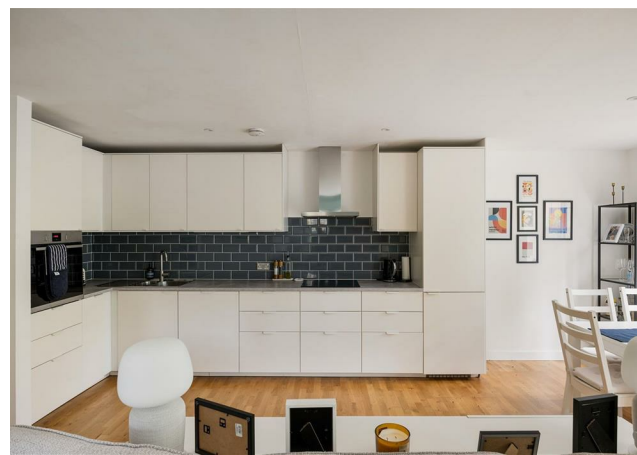
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IF YOU LIVED HERE...

A broad entrance hall welcomes you into the apartment, leading through to a substantial open plan kitchen, dining and reception room spanning more than 21ft. This sociable space is filled with natural light thanks to large windows and glazed doors overlooking the communal gardens. The kitchen sits neatly along one wall with sleek cabinetry, dark tiled splashbacks and plenty of worktop space, while the generous proportions leave ample room for both dining and lounging areas. Warm wood flooring and clean, contemporary finishes create a calm and cohesive feel throughout. Despite its excellent connections and central location, the apartment sits on a low traffic neighbourhood street, helping to create a quieter setting with minimal passing traffic.

The two bedrooms sit separately from the living space, giving the home a practical and well-balanced layout. The principal bedroom is a particularly spacious double, finished in rich blue tones and complete with fitted storage and an en suite shower room. The second double bedroom is equally well presented, with soft décor and a peaceful outlook. A modern family bathroom sits off the hallway, finished in neutral tiling and fitted with a bath and overhead shower. In total, the apartment offers 843 square feet of thoughtfully arranged

accommodation, along with access to the attractive communal gardens and the benefit of an allocated parking space.

The apartment forms part of a small, well-maintained development of just fifteen homes. Residents take an active role in the management of the building through regular AGMs, helping to foster a strong sense of community and ensuring the building is cared for with a long-term view, annual service charge is £3,060.00

WHAT ELSE?

- Drayton Park Station is just moments away, providing direct services to Moorgate, while Arsenal Underground Station and Highbury & Islington are both within walking distance.
- Highbury Fields, one of North London's most popular green spaces, is nearby, offering tennis courts, open lawns and a year-round community atmosphere.
- Upper Street's renowned collection of independent cafés, restaurants, pubs and boutiques is easily reached on foot, placing some of Islington's best-loved amenities close at hand.



A WORD FROM THE OWNER...

"I love this flat - when we bought it 5.5 years ago, it was a bit of a mess. Largely untouched in 20 years. So we did a lot of work to make it feel like home. Nothing is unchanged from when we moved in, including two new bathrooms, a new kitchen, adding sizeable storage, and that has made it a very comfortable place to live. I particularly enjoy how light pours into the lounge and kitchen area, with the green view out of the window making it easy to forget that you're in a city. There's too many great pubs, restaurants and cafés nearby to list them all, but I've been here for a long time and still don't feel like I've tried all the local options."

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