



**Drayton Park, N5 1DW**  
**£525,000**

**DAVID  
ANDREW**

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most  
valuable  
asset

## Drayton Park, N5 1DW

Introducing a beautifully presented two-bedroom, two bathroom flat with a private balcony set on the fourth floor. This bright and spacious property features a generous open-plan reception room with floor-to-ceiling windows, allowing for an abundance of natural light and direct access to a private balcony, perfect for entertaining and relaxation. The contemporary kitchen is well designed and benefits from integrated appliances. The property offers two double bedrooms with built-in storage, alongside two modern bathrooms (one en-suite). The wide hallway includes a large utility cupboard, perfect for additional "out of sight" storage space. The flat benefits from a clean aesthetic and a well-designed layout maximising both space and light. The sale includes private underground allocated parking, and is offered chain-free.

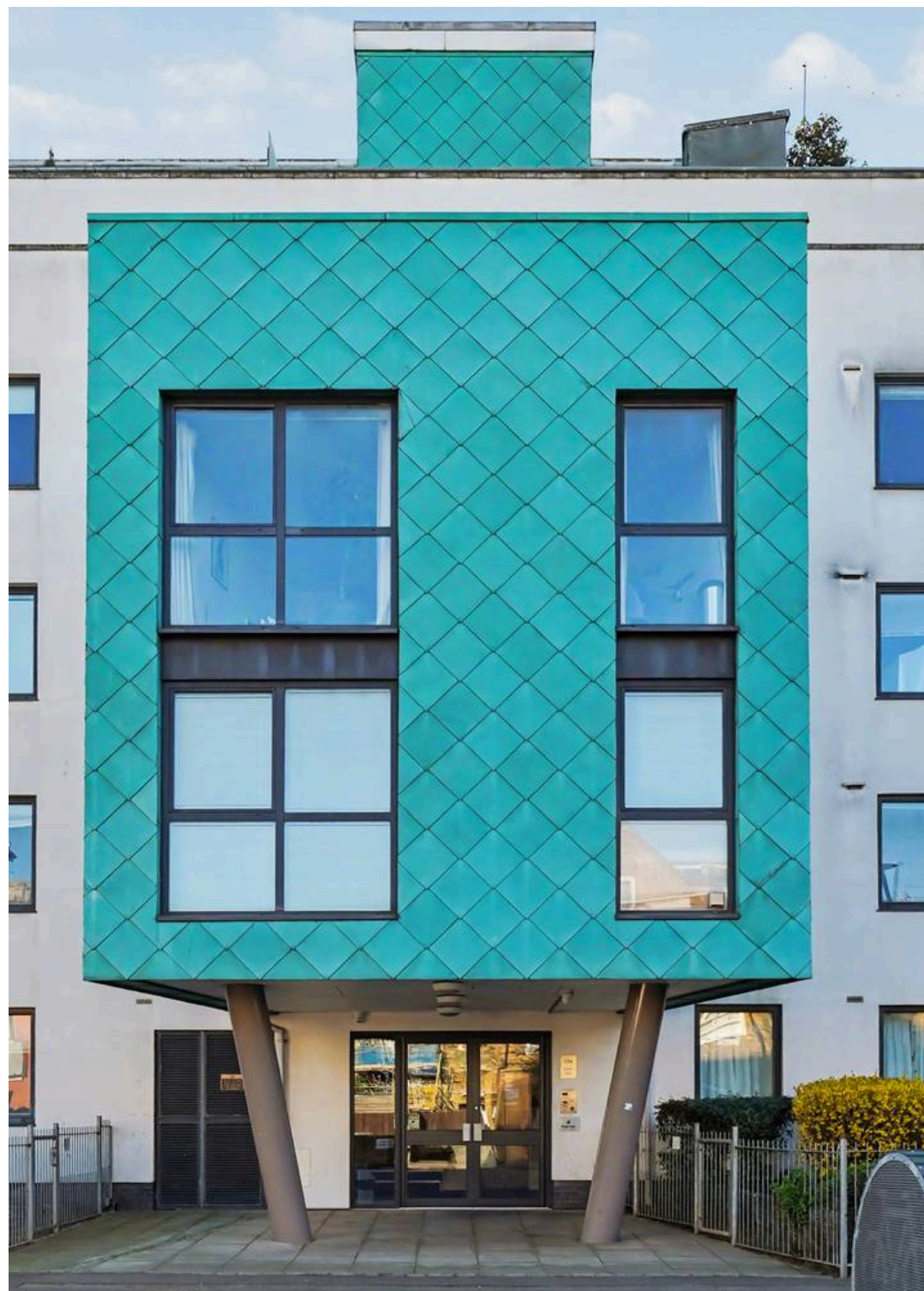
The flat is superbly located in between Arsenal Underground (Piccadilly Line) and Drayton Park Overground station allowing fantastic direct transport links into the City, King's Cross St. Pancras and Heathrow Airport. Enjoy being minutes away from the cafés, pubs and parks of Highbury Fields, as well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

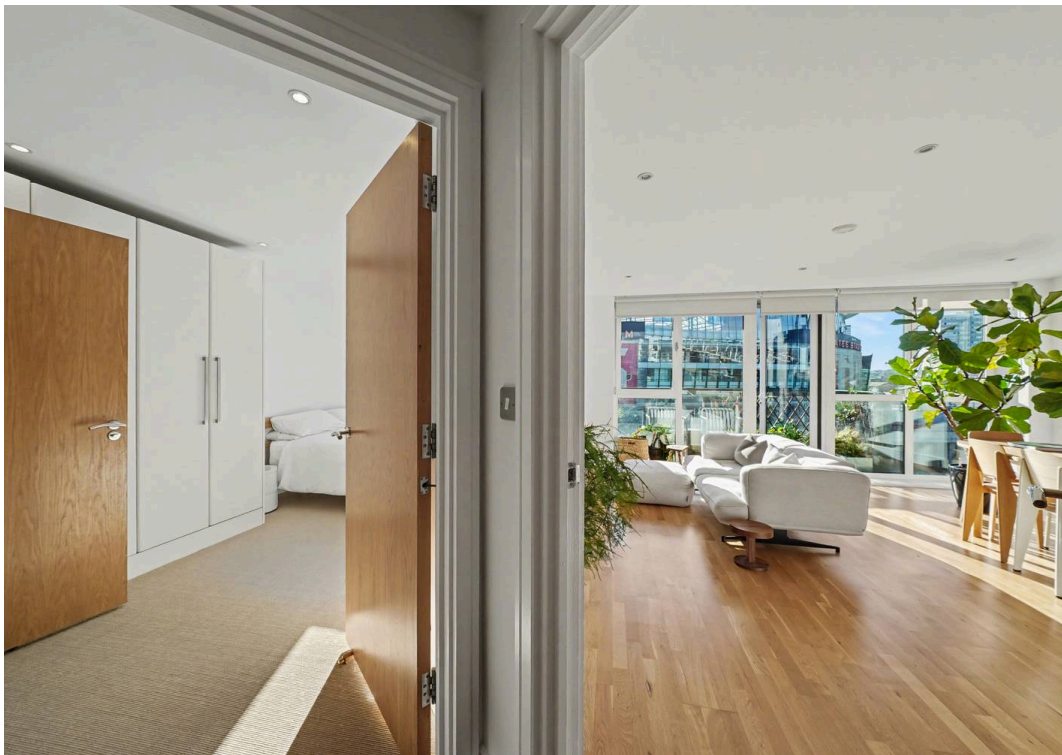
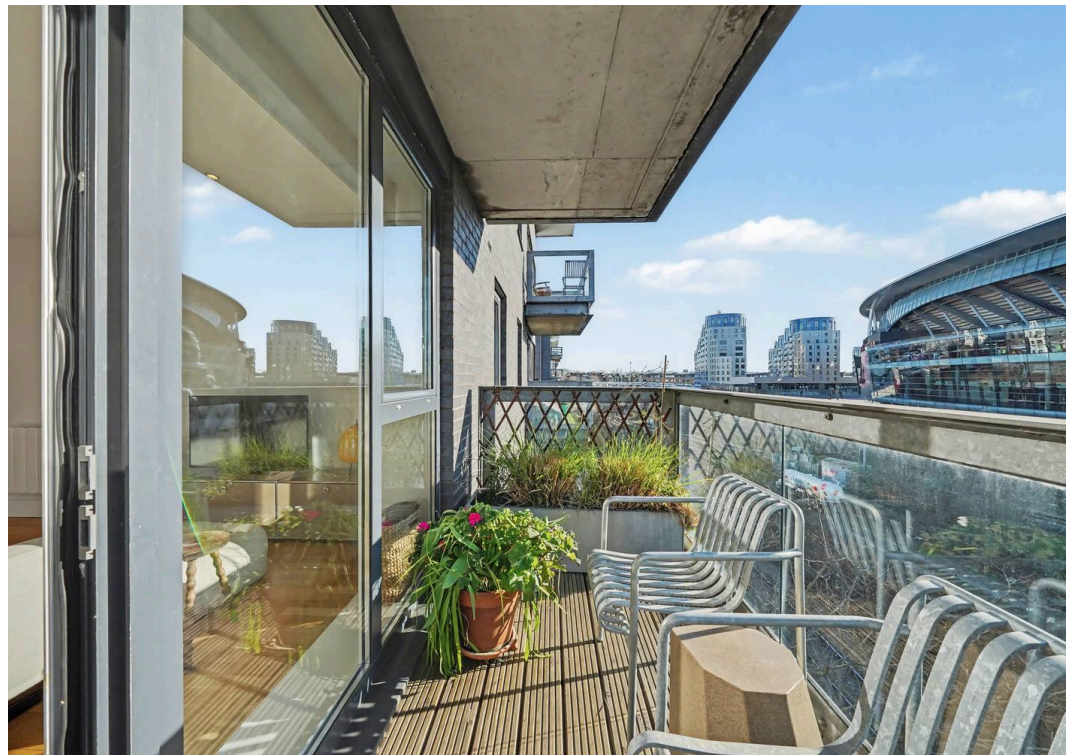
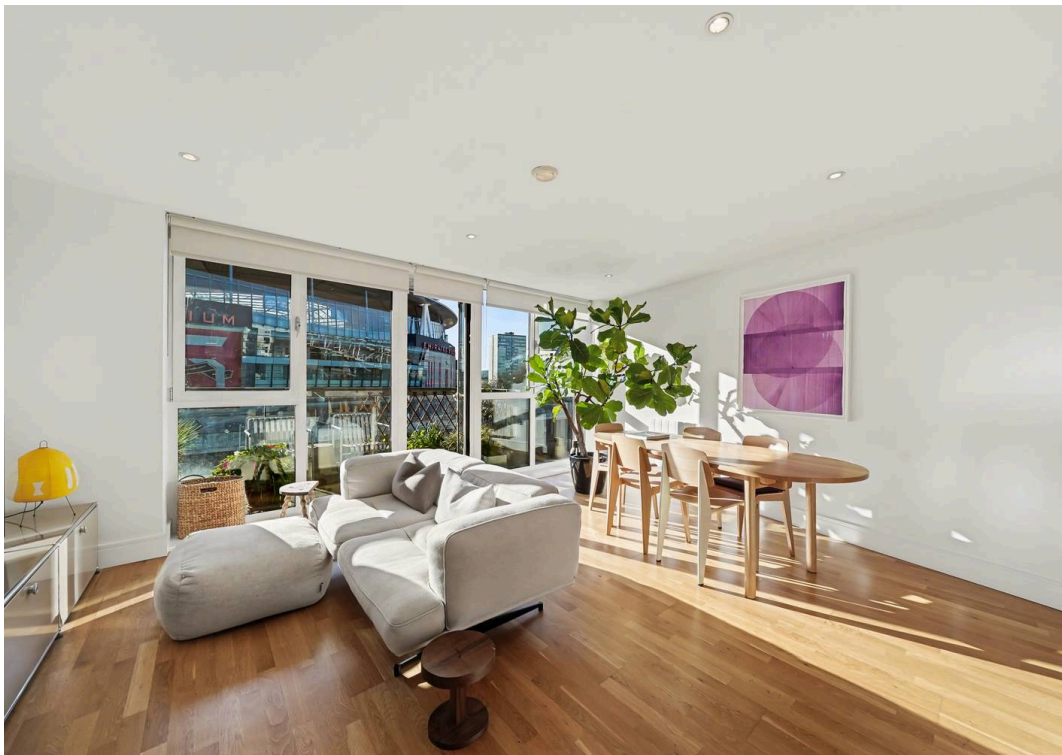
Council Tax band: E

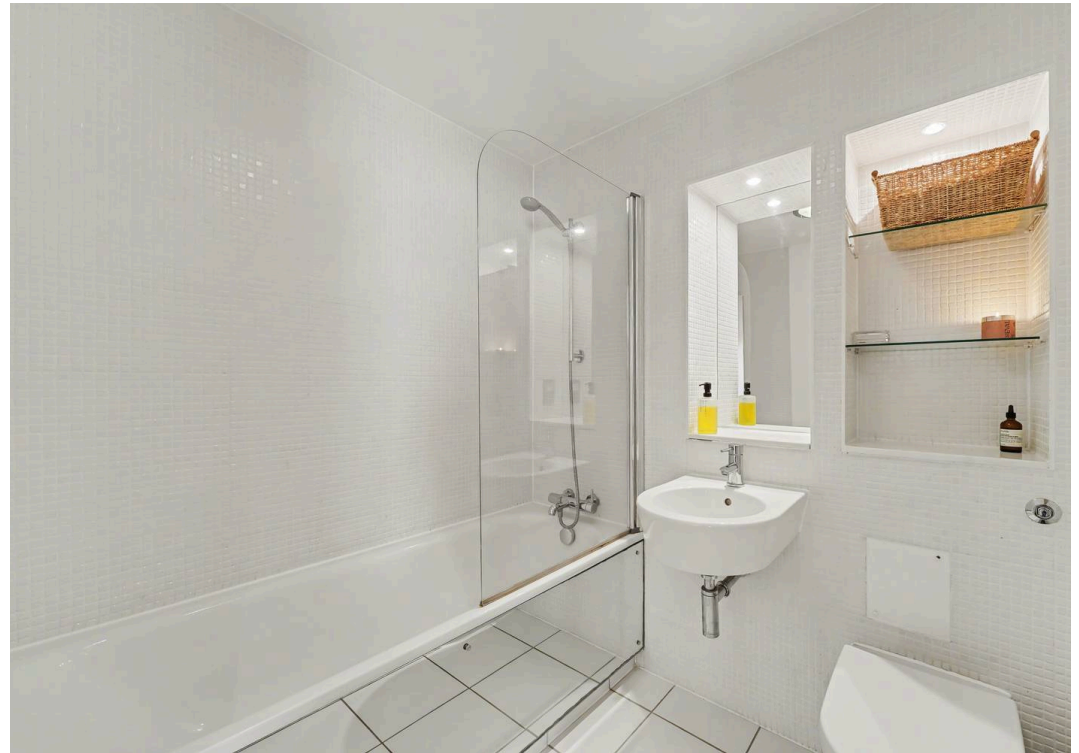
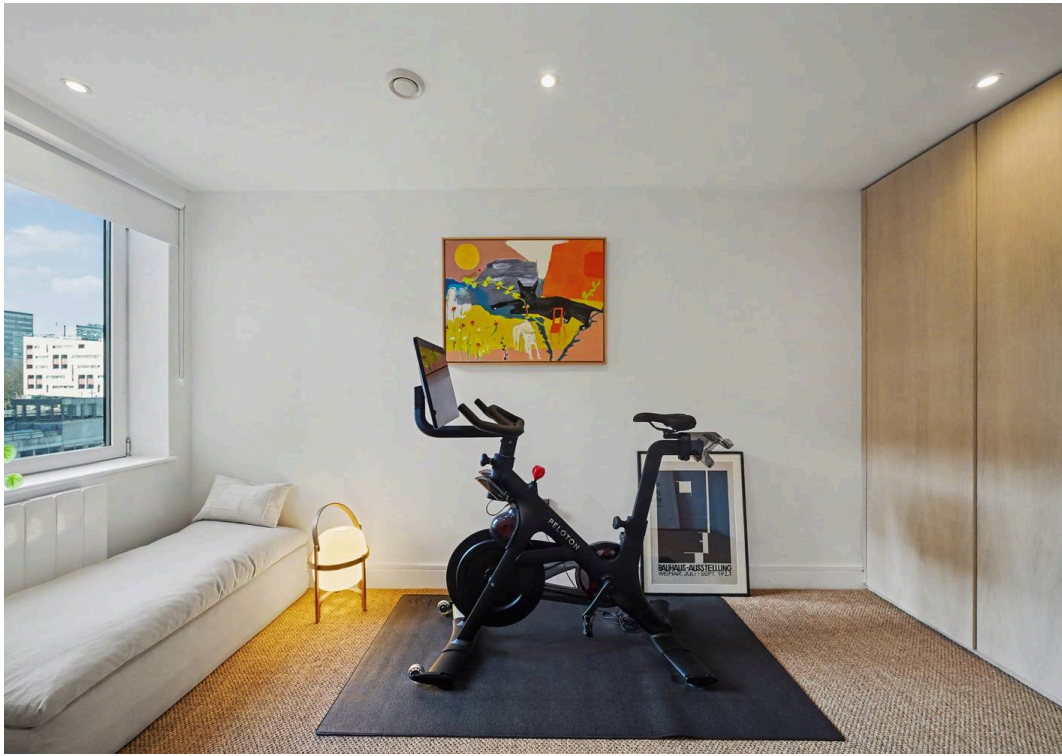
Tenure: Leasehold 978 years remaining

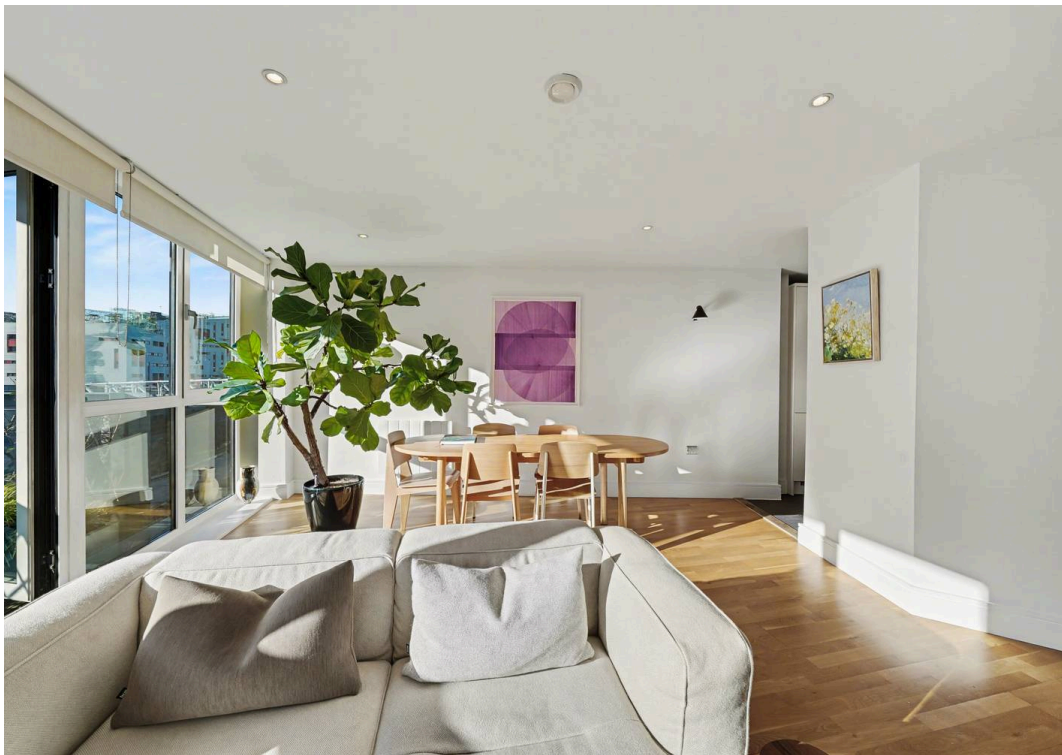
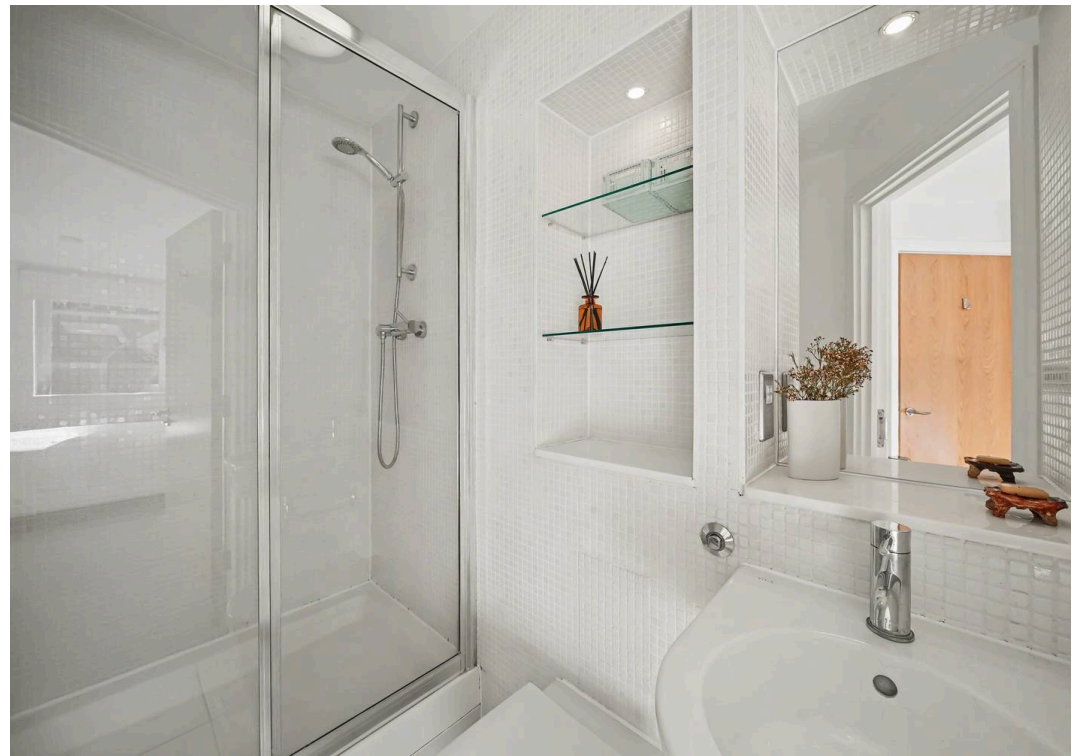
EPC Energy Efficiency Rating: C

- 748 sq ft / 69.53 sq m
- Two Double Bedrooms & Two Modern Bathrooms (One En-Suite)
- Private Balcony | Offered Chain-Free
- Private Underground Allocated Parking
- Very Well Presented Throughout
- Generously Sized Reception Room / Kitchen
- Service Charge £2527 p.a | Ground Rent £200 p.a
- Building Insurance £1768.00
- 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





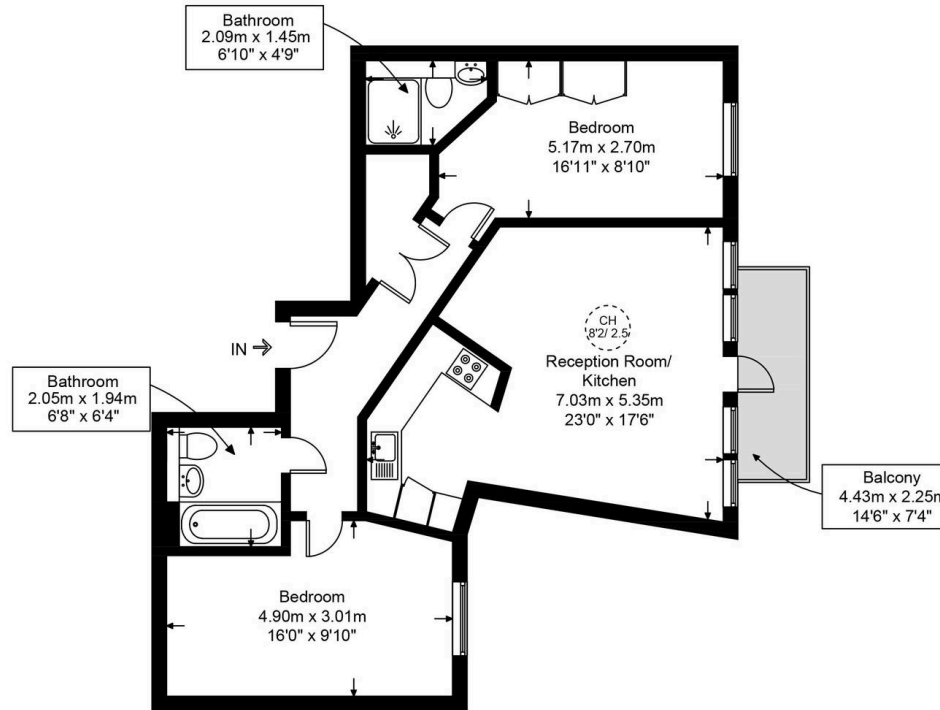






# Drayton Park, N5

Approximate Gross Internal Area = 748 sq ft / 69.53 sq m



**Fourth Floor**



### Archway Office

671 Holloway Road  
London, N19 5SE

T (0)20 7619 3750

### Highbury Office

90 Highbury Park  
London, N5 2XE

T (0)20 7354 9111

### Finsbury Park Office

167 Stroud Green Road  
London, N4 3PZ

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 decisions reliant upon them.



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

