



Weststand Apartments

Highbury Stadium Square, N5

Asking Price £650,000

A light filled two double bedroom duplex apartment set on the ground floor with its own large private patio in this landmark development situated within the West Stand section of Highbury Stadium Square, the former home of Arsenal Football Club.

CHESTERTONS



Weststand Apartments

Highbury Stadium Square, N5

- Light filled duplex apartment
- Two double bedrooms & two bathrooms
- Large private patio & secure parking space
- Extensive gated communal gardens set within the historic Highbury Stadium Square
- Superb access to Arsenal Underground (Piccadilly Line)



A light filled two double bedroom duplex apartment set on the ground floor with its own large private patio in this landmark development situated within the West Stand section of Highbury Stadium Square, the former home of Arsenal Football Club.

This duplex apartment well presented and comprises, a spacious principal bedroom complete with ample built in storage and stunning ensuite shower room on the ground floor, a expansive kitchen/reception room with floor to ceiling windows giving direct access to the private large patio space running the width of the duplex. There is a staircase leading to the mezzanine level which houses an additional double bedroom and family shower room. The property further benefits from an allocated underground parking space and extensive gated communal gardens set within the historic Highbury Stadium Square.

Highbury Stadium Square is set in a quiet part of Highbury, away from the hustle and bustle of main roads, yet provides convenient access to the shops of Blackstock Road and Highbury Park, most notably the renowned Godfreys butchers, the Fromagerie and the fishmongers. Arsenal Underground station is only moments away and sits on the Piccadilly Line with links through to the West End. The trains can be found at both Drayton Park and Finsbury Park stations with links to the city and King's Cross/ St Pancras International.

Tenure: Leasehold 234 years 3 months

Service Charge: £4237 Includes buildings insurance and contribution to sinking fund

Ground Rent: £350

Local Authority:

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

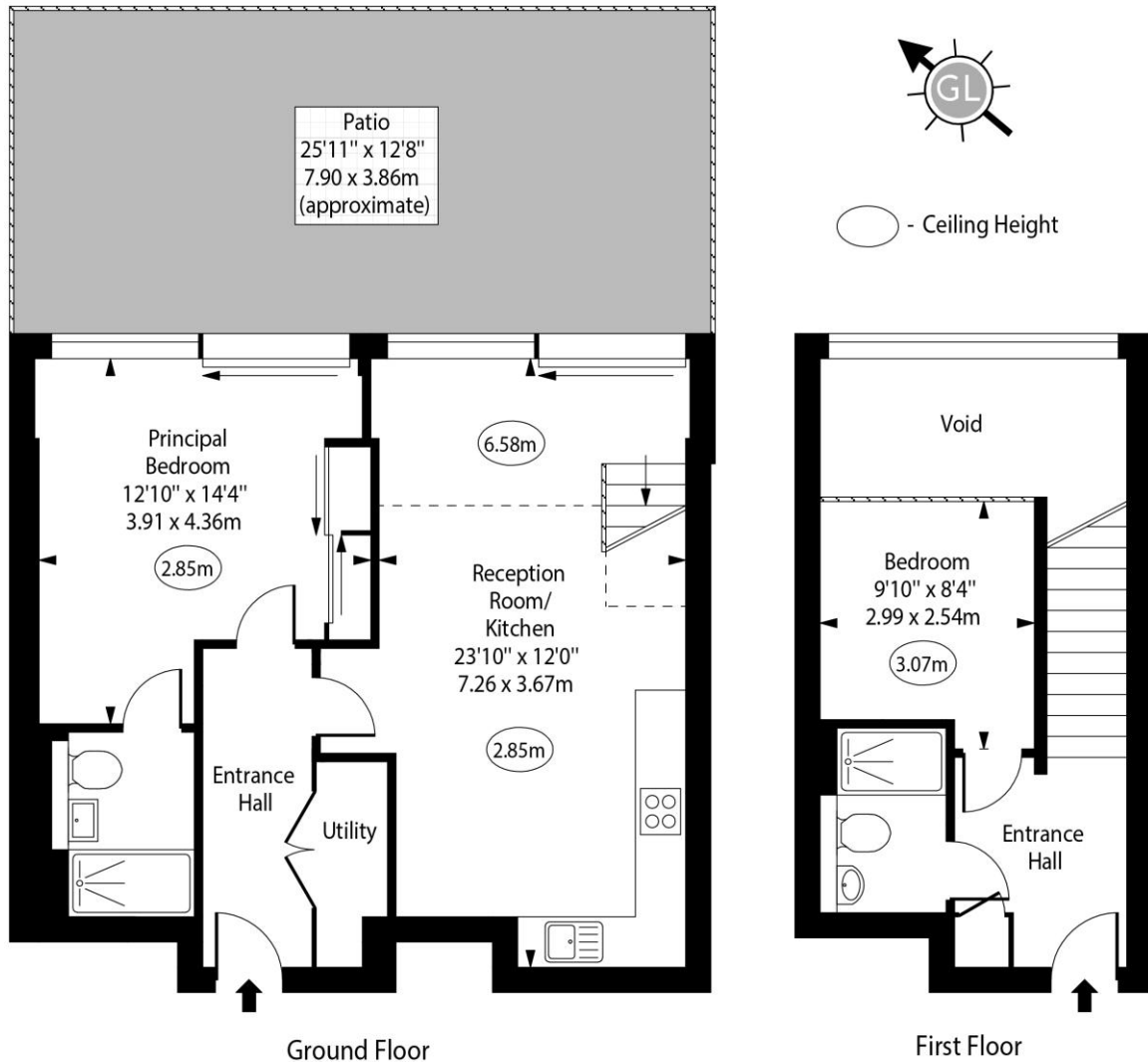
N1 2XQ

islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

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Approx Gross Internal Area 780 Sq Ft - 72.46 Sq M
(Excluding Void)

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk
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