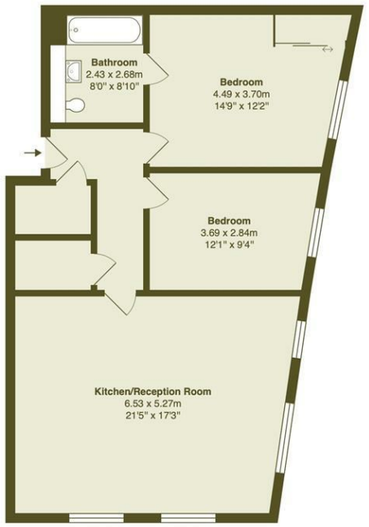


Fifth Floor

Total Area: 78.6 m² ... 846 ft²

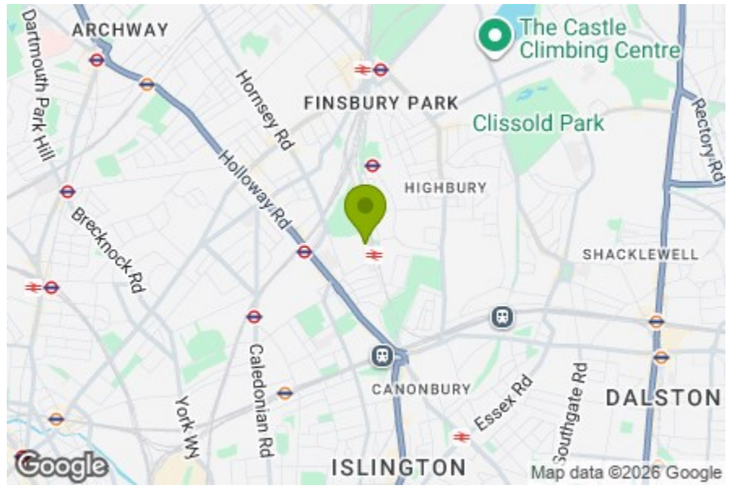
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

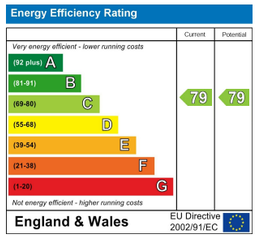
Kitchen/ Reception Room
21'5" x 17'3"

Bedroom
12'1" x 9'3"

Bedroom
14'8" x 12'1"

Bathroom
7'11" x 8'9"





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QUEENSLAND ROAD, LONDON

Offers In Excess Of £550,000 Leasehold
2 Bed Apartment - Purpose Built

Features:

- Two Double Bedrooms
- Fifth Floor Apartment
- Open Plan Kitchen / Living Area
- Well Presented
- Close Proximity To Highbury Fields
- Short Walk To Holloway Road
- Moments From Drayton Park Station
- Approx. 846 Square Foot
- Being Sold Chain Free
- Concierge & Gym On-Site

Set on the fifth floor close to Highbury Fields, this generous two bedroom apartment gives you around 846 square feet of space, with a light-filled open-plan living room at its heart and two comfortable double bedrooms. Drayton Park Station is moments away, Holloway Road is close by, and you've got a concierge and residents' gym downstairs. It's well presented throughout and offered chain free.

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IF YOU LIVED HERE....

The open-plan kitchen and living room is where this apartment really comes into its own. Windows wrap around two sides, filling the space with natural light and giving you plenty of room to create separate areas for lounging and dining without either feeling squeezed. Wood-effect flooring runs throughout, while the kitchen is tucked to one side with gloss cabinetry, pale worktops and a peninsula where you can pull up a stool for coffee or breakfast. It's a sociable layout that works just as well for a quiet evening as it does with friends around the table.

Both bedrooms are doubles and sit away from the main living space. The larger bedroom has a deep teal feature wall, carpet underfoot and mirrored fitted wardrobes, while the second is another good-sized room with space for additional furniture or a desk. The generously proportioned bathroom is finished in warm neutral tiling, with a bath and shower above and a wide mirrored cabinet. Two hallway cupboards take care of everyday storage, while the concierge and residents' gym are useful additions to have within the building.

WHAT ELSE?

- Highbury Fields is close by for green space, tennis courts and swimming, while Upper Street gives you plenty to choose from, including Ottolenghi, Trullo, The Drapers Arms and the independent shops around Camden Passage.

- Head in the other direction and you've got Finsbury Park and Blackstock Road within easy reach, opening up another pocket of north London for food, drinks and entertainment. Westerns Laundry is closer to home on Drayton Park, with Xi'an Impression on Benwell Road another popular local option.

- Getting across London from here is refreshingly easy. Drayton Park takes you directly into Moorgate, Holloway Road puts the Piccadilly line at your disposal for central London, and nearby Overground services connect you with Hackney and east London. Better still, some of north London's best-known neighbourhoods are around a 15 to 20 minute walk away, giving you Highbury, Finsbury Park and Upper Street to explore close to home, with fast connections when you want to head further afield.

A WORD FROM THE OWNER.....

"We've genuinely loved living here, and the location has been a huge part of that. Moorgate is just 10 minutes away from Drayton Park, Leicester Square 20 minutes from Holloway, and Stratford 15 minutes from Highbury & Islington — the location is incredibly well connected. There are a lot of great spots to explore around the corner from the flat. Rua was named Time Out's best coffee in North London and is a particular favourite of ours! Upper Street and Blackstock Road are both a short 15-minute walk, and Highbury Fields has been our go-to for sunny afternoons, with tennis courts and a playground right there. The building itself has made everyday life easy. Our building manager and concierge team have all been here over 10 years and they really look after the place. Between the 24-hour concierge, easy parking, and a well-equipped gym on site, it's always felt safe, secure and beautifully maintained. The flats have good windows, underfloor heating and hold their heat well in winter too, so we've never worried about heating bills. We love our lounge the most — It gets the evening sun and is bright, spacious, and where we've spent many happy evenings. This has been a wonderful home for us, and we will miss it!"

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